



**togetherforbetter**

## *Board of County Commissioners*

Clark County, Nevada

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

---

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, February 4, 2026:

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

## TABLE OF CONTENTS

SEC. 1. OPENING CEREMONIES .....	3
CALL TO ORDER.....	3
SEC. 2. PUBLIC FORUM.....	3
SEC. 3. AGENDA .....	3
SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 20 .....	5
SEC. 5. NON-ROUTINE ACTION ITEMS 21 THROUGH 45 .....	14
SEC. 6. RECONSIDERATION .....	48
SEC. 7. AGENDA ITEM .....	50
SEC. 8. INTRODUCTION OF ORDINANCES .....	51
PUBLIC COMMENTS.....	52

## SEC. 1. OPENING CEREMONIES

### CALL TO ORDER

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

**Commissioners Present:**

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

**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  
Tammy McMahan, Deputy Clerk  
Ruby Ochoa, Deputy Clerk

## SEC. 2. PUBLIC FORUM

1. Public Comment

**MICHAEL NAFT**

Good morning. Welcome to the Clark County Commission. Today is February 4, 2026. This is the first time set aside for public comment. Anyone wishing to speak on an item on the agenda can come forward at this time. Seeing no one, we'll close the public comment and turn it over to Ms. Real.

## SEC. 3. AGENDA

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

**ACTION: APPROVED.**

**SAMI REAL**

Good morning, Commissioners. The second item is the approval of the agenda after considering any additions or deletions of items. Commissioners, staff has the following requests.

Hold to the February 18, 2026, Zoning meeting:

- Item 22, UC-25-0870
- Item 30, WS-25-0461

Hold to the March 4, 2026, Zoning meeting:

- Item 4, DR-25-0849

Withdraw:

- Item 34, WS-25-0843

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 4, 22, 30, and 34 the agenda stands ready for your approval.

**MOTION**

**WILLIAM MCCURDY II**

Mr. Chair, with the recommended changes read into the record, I move approval of the agenda.

**MICHAEL NAFT**

Thank you. There's a motion for approval, please cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**MICHAEL NAFT**

That 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 January 7, 2026, Zoning meeting are ready for approval.

**MOTION**

**WILLIAM MCCURDY II**

Mr. Chair, I move approval of the meeting minutes from January 7, 2026.

**MICHAEL NAFT**

There's a motion for approval, please cast your vote.

**VOTE**

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

**MICHAEL NAFT**  
The motion carries.

**SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 20**

**ACTION: APPROVED.**

**SAMI REAL**

Next are the routine action items, which consist of Items 4 through 20. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. Additionally, staff has the following requests for two companion applications.

- Item 11, VS-25-0796 and Item 12, WS-25-0797. Add a Public Works condition to read: Applicant to vacate Post Road between Lindell Road and Mohawk Street.

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

**MOTION**

**WILLIAM MCCURDY II**

With the changes read into the record, I move approval of our routine action Items 4 through 20.

**MICHAEL NAFT**

Thank you. Please cast your vote.

**VOTE**

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

**MICHAEL NAFT**  
Motion carries.

4. DR-25-0849-LHMH, LLC:  
DESIGN REVIEW for modifications to a previously approved shopping center on 8.5 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of St. Rose Parkway and west of Amigo Street within Enterprise. MN/bb/kh (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO MARCH 4, 2026, PER THE APPLICANT).**

5. ET-25-400134 (UC-23-0664)-KENOWOYO INVESTMENT I, LLC:  
USE PERMIT FIRST EXTENSION OF TIME to re-establish a school.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) sidewalk and landscaping; 2) reduce setback; 3) off-site improvements; 4) reduce throat depth; and 5) driveway geometrics.  
DESIGN REVIEW to re-establish the school site redesign for an existing school on a 2.0 acre portion of a 4.2 acre site in an RS20 (Residential Single-Family 20) Zone. Generally located north of Oakey Boulevard and west of Red Rock Street within the Spring Valley planning area. AB/ji/kh (For possible action)

**ACTION: APPROVED.**

#### CONDITIONS OF APPROVAL -

##### Comprehensive Planning

- Until January 17, 2028 to commence or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance to ensure compliance with the code for the withdrawn waivers.
- 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

##### Public Works - Development Review

- Compliance with previous conditions.

6. ET-25-400139 (ZC-23-0714)-COUNTY OF CLARK (RPM):  
DESIGN REVIEW FIRST EXTENSION OF TIME for a park (Southwest Ridge Bicycle Skills Park) on a 24.0 acre portion of 332.4 acres in a PF (Public Facility) Zone. Generally located south of Warm Springs Road and west of Fort Apache Road within Enterprise. JJ/ji/kh (For possible action)

**ACTION: APPROVED.**

#### CONDITIONS OF APPROVAL -

##### Comprehensive Planning

- Until December 6, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

7. VS-25-0859-CORNER INVESTMENT COMPANY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Linq Lane, and Flamingo Road and Albert Avenue (alignment) within Paradise (description on file). TS/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

- 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 Las Vegas Boulevard improvement project;
- 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 Pedestrian Bridge Rehabilitation 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

8. SDR-25-0860-CORNER INVESTMENT COMPANY, LLC:

SIGN DESIGN REVIEW for a comprehensive sign plan in conjunction with an existing resort hotel (The Vanderpump previously known as The Cromwell) on a 4.36 acre portion of a 23.73 acre site in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/md/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.

### Public Works - Development Review

- 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 Las Vegas Boulevard improvement project;
- 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 Pedestrian Bridge Rehabilitation 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.
- Applicant is advised that signs are not permitted within the right-of-way.

#### 9. PA-25-700051-POSTHAWK, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.71 acres. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/rk (For possible action)

**ACTION: ADOPTED (RESOLUTION R-2-4-26-1).**

## CONDITIONS OF APPROVAL –

### Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show fire hydrant locations on-site and within 750 feet.

#### 10. ZC-25-0795-POSTHAWK, LLC:

ZONE CHANGE to reclassify 2.71 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley (description on file). MN/rk (For possible action)

**ACTION: APPROVED.**

## CONDITIONS OF APPROVAL -

### Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.

- 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; 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show fire hydrant locations on-site and within 750 feet.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0272-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

#### 11. VS-25-0796-POSTHAWK LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue (alignment) and Teco Avenue (alignment), and Mohawk Street (alignment) and Edmond Street (alignment) 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 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

- Applicant to vacate Post Road between Lindell Road and Mohawk Street;
- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Mohawk Street and a portion of a cul-de-sac at the intersection of Post Road and Mohawk Street;
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show fire hydrant locations on-site and within 750 feet.

12. WS-25-0797-POSTHAWK, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEW for a proposed office/warehouse building on 2.71 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. 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

- Applicant to vacate Post Road between Lindell Road and Mohawk Street;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 25 feet to the back of curb for Mohawk Street and a portion of a cul-de-sac at the intersection of Post Road and Mohawk Street;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

#### Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show fire hydrant locations on-site and within 750 feet.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0272-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

13. ZC-25-0844-PFC SEVEN, LLC:

ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located north of Richmar Avenue and east of Arville Street within Enterprise (description on file). JJ/rk (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0336-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

14. VS-25-0845-PFC SEVEN, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Serene Avenue, and Arville Street and Hinson Street within Enterprise (description on file). JJ/mh/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;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- 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.

15. DR-25-0846-PFC SEVEN, LLC:

DESIGN REVIEW for a proposed office building on 1.25 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Richmar Avenue and east of Arville Street within Enterprise. JJ/mh/kh (For possible action)

**ACTION: APPROVED.**

## 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- 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.

### 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 #0336-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

16. ORD-25-900966: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with RLS (Granite) LLC for a single-family attached residential attached development on 8.35 acres, generally located east of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/dw (For possible action)

**ACTION: ADOPTED (ORDINANCE 5340; EFFECTIVE 2/19/2026).**

17. ORD-25-901027: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with 215 PROPERTIES, LLC, ADD PEBBLE, LLC, & NALA PROPERTIES, LLC for a single-family residential development on 23.10 acres, generally located north of Pebble Road and east and west of Grand Canyon Drive (alignment) within Enterprise. JJ/dd (For possible action)

**ACTION: ADOPTED (ORDINANCE 5341; EFFECTIVE 2/19/2026).**

18. ORD-25-901028: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with 215 PROPERTIES, LLC for a single-family residential development on 7.92 acres, generally located south of Pebble Road and east of Grand Canyon Drive within Enterprise. JJ/dd (For possible action)

**ACTION: ADOPTED (ORDINANCE 5342; EFFECTIVE 2/19/2026).**

19. ORD-25-901037: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc for a single-family residential development on 7.4 acres, generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/dw (For possible action)

**ACTION: ADOPTED (ORDINANCE 5343; EFFECTIVE 2/19/2026).**

20. ORD-25-901092: 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 November 5, 2025. (For possible action)

**ACTION: ADOPTED (ORDINANCE 5344; EFFECTIVE 2/19/2026).**

## SEC. 5. NON-ROUTINE ACTION ITEMS 21 THROUGH 45

21. SDR-25-0848-JHGV TWO, LLC

SIGN DESIGN REVIEWS for the following: 1) allow an electronic message unit, video; 2) modify residential adjacency standards; and 3) proposed signage in conjunction with an approved restaurant on 0.46 acres in a CG (Commercial General) Zone within the Maryland Parkway (MPO) Overlay. Generally located south of Elizabeth Avenue and east of Maryland Parkway within Paradise. JG/mh/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.

Public Works - Development Review

- Applicant is advised that signs are not permitted within the right-of-way.

WAIVERS OF DEVELOPMENT STANDARDS #2C AND #2D WERE WITHDRAWN.

**SAMI REAL**

Next is Item 21, SDR-25-0848. Sign design reviews for the following: allow an electronic message unit, video; modify residential adjacency standards; and proposed signage in conjunction with an approved restaurant on 0.46 acres in a CG (Commercial General) Zone within the Maryland Parkway (MPO) Overlay. Generally located south of Elizabeth Avenue and east of Maryland Parkway within Paradise.

**MICHAEL NAFT**

Good morning.

**TONY CELESTE**

Good morning, Mr. Chair. Commissioners. My name is Tony Celeste, address 1980 Festival Plaza Drive, here on behalf of the applicant. As you can see from the aerial, this site is highlighted here in yellow, is located on the southeast corner of Maryland Parkway and Elizabeth. Just quick background. This site came before you a little less than a year ago. There was a previously existing 7-Eleven building. That building has been repurposed into two restaurant uses. One will be, which is being developed out right now, tenant improvements going in for what is called a Buffalo Wild Wings To-Go, so kind of a grab-and-go concept, not really a sit-down restaurant.

As we now move forward, we're asking for some signage, in this case in particular, a pylon sign. The site is all with zoned CG, and in fact, this entire corridor is zoned CG. And generally speaking, in CG, you can have signage up to, I think it's 50 feet in height. We're proposing a sign at 35 feet in height. The one caveat here is that we are really the only site that's adjacent right here to a residential use, and because of that, the residential adjacency standards do apply. So that's why you see an additional design review for a sign height increase, the 35 feet, as well as some of the other additional design reviews that were triggered by the adjacency here.

We can — here's our site plan. It's been slightly updated, not revised, but updated. It has been provided to [Comprehensive] Planning. And you can see we have shown that our nearest portion of the sign, the edge to the residential is over 100 feet. It's about 113 feet. And because we do meet that requirement, I can withdraw sign design review 2C, which right there, we originally weren't sure if we're going to meet that 100 feet, but we do. We in fact exceed it, so I can withdraw that. As part of this, we also have — Here's our sign. We do have a EMU (Electronic Message Unit) video sign. EMU video does require an additional design review in the CG Zone District.

I will note though that this sign right here is between, from the grade to the bottom is 12 feet, and then only about 4 feet in height is the actual EMU sign. So, it stops at about 16 feet there. The existing building on-site, which is located right here, is over 22 feet in height. So that EMU video messaging will be shielded or buffered by the building to the residential immediately to the east. We also had on here, originally, requesting to allow full illumination, where in the residential adjacency, it requires a 25% reduction. We can agree to that 25% reduction. So, I'm also withdrawing sign design review 2D.

That is what was specifically approved or recommended for approval by Paradise Town [Advisory] Board (TAB). So, we'd respectfully request approval today subject to Paradise TAB's approval. Which was approving the entire application, with us withdrawing items 2C and 2D. And with that, I'm happy to answer any questions you may have.

**MICHAEL NAFT**

Thank you very much. This is a public hearing. Anyone wishing to speak should come forward at this time. We're on Item 21. Seeing none, we'll turn it over to Commissioner Gibson.

**MOTION**

**JIM GIBSON**

Thank you, Mr. Chair. This building has taken an awful lot. I don't know that I can count the number of times that I've had meetings with you or a colleague in terms of the new use, but I think you've done a good job in every way. And I think under the circumstances, it's appropriate and I move approval subject to the Planning Commission conditions.

**MICHAEL NAFT**

There's a motion for approval. Please cast your vote.

**VOTE**

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

**MICHAEL NAFT**

The motion carries.

**TONY CELESTE**

Thank you.

**MICHAEL NAFT**

Thank you.

*(Heard after Item 23)*

**MICHAEL NAFT**

Director Real, if we could take a moment and go back to Item 21. Commissioner Gibson has a comment.

**JIM GIBSON**

I think I misspoke. I think, I may have said, subject to Planning Commission conditions, and I meant the TAB Commission conditions. And I know myself, so I probably did that based on just too much history with the Planning Commission. Anyway, let the record reflect that change.

**MICHAEL NAFT**

Thank you.

**22. UC-25-0870-GAUGHAN SOUTH, LLC:**

USE PERMIT for a recreational or entertainment facility not limited to indoor-only recreation.

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements.

DESIGN REVIEW for a recreational or entertainment facility in conjunction with a resort hotel (South Point) on 118.07 acres in a CR (Commercial Resort) Zone. Generally located south of Silverado Ranch Boulevard and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 18, 2026, PER THE APPLICANT).**

(Companion Items 23, 24, and 25)

23. VS-25-0811-NOBLES, BRANDON & CLARK, CODY W.:

VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Schirlls Street (alignment), and Pebble Road and Raven Avenue within Enterprise (description on file). JJ/rp/cv (For possible action)

**ACTION: HELD TO FEBRUARY 18, 2026, PER THE BOARD OF COUNTY COMMISSIONERS (COMPANION ITEMS 24 AND 25).**

**SAMI REAL**

Next are companion Items 23 through 25.

- Item 23, VS-25-0811. Vacate and abandon easements of interest to Clark County located between Arville Street and Schirlls Street (alignment), and Pebble Road and Raven Avenue within Enterprise.
- Item 24, UC-25-0809. Amended use permits for the following: stables (no longer needed); and increase the number of large livestock in conjunction with an existing single-family residence on 0.81 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located east of Arville Street and south of Pebble Road within Enterprise.
- Item 25, UC-25-0810. Amended use permits for the following: stable; increase large livestock (no longer needed); and increase accessory living quarters square footage (no longer needed). Waivers of development standards for the following: reduce parking; eliminate buffering and screening; eliminate parking lot landscaping; modify residential adjacency standards; waive full off-site improvements; reduce driveway throat depth; and allow a non-commercial curb return driveway. Design review for a proposed stable in conjunction with a proposed single-family residence on 1.25 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located south of Pebble Road and east of Arville Street within Enterprise.

**MICHAEL NAFT**

Thank you. Good morning.

**ADRIAN PLATA**

Good morning. My name is Adrian Plata at 7219 West Sahara Avenue on behalf of the applicant. I'm just going to go through here and just explain it real quick. So, we have the — This is Pebble here, and then this is Arville, and these are the two lots in question. So, we're going to start with the west lot. There's going to be a — this is the single-family residence. This is the well house. This is an ADU (Accessory Dwelling Unit) with attached stables. So, they're requesting for the increase of horses, and this is the total pasture area, which meets the required area for the number of horses that they are requesting. The lot to the east, we have a single-family residence up here. Then we have some attached stables, an ADU, more attached stables.

And while they were only allowed a small amount of horses, and that's the reason why we're here to request more. We were able to figure out that this total pasture area is enough for the total amount of horses, which is why we're requesting that waiver. We realized that in the process, you have to provide parking, and this is the parking layout that we were able to come up with. And the SFR (Single-Family Residence) requires two, and then the ADU requires one. And then here, we required a total of nine. So, we're here at four for the total of the stable and the ADU, and the SFR.

We are also not able to meet the throat depth, but however, because this is a rural area, that's the reason why we're asking for that waiver. Just to keep a more rural area and no curb, gutter, sidewalk, any of that. And I do have elevations and floor plans of each of the buildings, but we can — If you want me to show those, I can show them —

**MICHAEL NAFT**

We'll take a pause there and open up the public hearing. This is a public hearing. Anyone wishing to come forward and speak on Items 23, 24, 25 can do so at this time. Seeing none, I'll close the public hearing and turn it over to Commissioner Jones.

**JUSTIN JONES**

Thank you, Mr. Chair. I'll just be straightforward. I don't have a problem with 23 and 24, but with the request on 25, I don't understand where you're coming with the parking for what is a commercial stable facility, and the throat depth, this remains a concern. So, you've got this up there showing parking, but I'm not seeing the parking that would be necessary for the number of horses that you're going to be using for a stable facility.

**ADRIAN PLATA**

Yeah. We're required six for the stable. We have four. I understand we are under, and that's also one of the items that we're requesting a waiver for. And if the throat depth is a concern, the owners have considered redesigning to take away to meet the throat depth requirement, which could probably also help give the parking requirement as well.

**JUSTIN JONES**

Yeah. I'm going to suggest that we hold this because I haven't really had a chance to talk to you guys about this, and I have concerns. I'm not concerned with the project overall, but there needs to be some changes, so that we can get to something that our staff can support. So —

**ADRIAN PLATA**

Understood.

**JUSTIN JONES**

I'm going to make a motion to hold agenda Items 23, 24, and 25 for — Do you want two weeks? Do you want a month? How long do you need in order to make it happen? Two weeks?

**ADRIAN PLATA**

Two weeks.

**MOTION**

**JUSTIN JONES**

All right. Then I'll make a motion to hold for two weeks and suggest that you reach out to my office immediately, and we'll have our Planning and Public Works teams get with you to try and figure it out.

**MICHAEL NAFT**

That would bring us to February 18.

**JUSTIN JONES**

Okay.

**MICHAEL NAFT**

There's a motion for this item to be held until the 18 of February. Please cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**MICHAEL NAFT**

That motion carries.

24. UC-25-0809-NOBLES, BRANDON & CLARK, CODY W.:

AMENDED USE PERMITS for the following: 1) stables (no longer needed); and 2) increase the number of large livestock in conjunction with an existing single-family residence on 0.81 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located east of Arville Street and south of Pebble Road within Enterprise. JJ/rp/cv (For possible action)

**ACTION: HELD TO FEBRUARY 18, 2026, PER THE BOARD OF COUNTY COMMISSIONERS (COMPANION ITEMS 23 AND 25).**

25. UC-25-0810-NOBLES, BRANDON & CLARK, CODY W.:

AMENDED USE PERMITS for the following: 1) stable; 2) increase large livestock (no longer needed); and 3) increase accessory living quarters square footage (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) eliminate buffering and screening; 3) eliminate parking lot landscaping; 4) modify residential adjacency standards; 5) waive full off-site improvements; 6) reduce driveway throat depth; and 7) allow a non-commercial curb return driveway.

DESIGN REVIEW for a proposed stable in conjunction with a proposed single-family residence on 1.25 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located south of Pebble Road and east of Arville Street within Enterprise. JJ/nai/cv (For possible action)

**ACTION: HELD TO FEBRUARY 18, 2026, PER THE BOARD OF COUNTY COMMISSIONERS (COMPANION ITEMS 23 AND 24).**

*(Companion Items 26 and 27)*

26. VS-25-0819-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Michelli Crest Way and Egan Crest Drive, and Bright Angel Way and Azure Drive within Lone Mountain (description on file). AB/jam/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEM 27).**

## CONDITIONS OF APPROVAL –

### Comprehensive Planning

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

### Public Works - Development Review

- Drainage study and compliance;
- Applicant to construct a 5 foot asphalt detached path along Michelli Crest Way and Bright Angel Way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

## SAMI REAL

Next are companion Items 26 and 27.

- Item 26, VS-25-0819. Holdover vacate and abandon easements of interest to Clark County located between Michelli Crest Way and Egan Crest Drive, and Bright Angel Way and Azure Drive within Lone Mountain
- Item 27, WS-25-0820. Holdover waivers of development standards for the following: reduce setbacks; increase retaining wall height; increase fill height; eliminate street landscaping; waive full off-site improvements; increase driveway width in conjunction with proposed single-family residences on 2.13 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Bright Angel Way and east of Michelli Crest Way within Lone Mountain.

## MICHAEL NAFT

Good morning.

## JESSE PATCHETT

Good morning. Jesse Patchett on behalf of the applicant, 2685 South Rainbow Boulevard. The first item is for a vacation of patent easements that are on the site. Those are shown in red on the screen. They're the legacy, kind of straightforward, patent easements that we're requesting to vacate as part of the development of this project, was an item that was requested by Public Works and Mapping. So that is the first item. The larger item, the waiver of standards, we want to withdraw without prejudice, item 1B, which was the side yard setback for the south lot. And we want to withdraw Item 4, which is the —

## MICHAEL NAFT

Would you mind, just maybe, trying the other microphone? I think that's giving some feedback.

## JESSE PATCHETT

Sorry. Is this better?

## MICHAEL NAFT

Just give him one second. He'll turn it on in a second, I'm sure.

**JESSE PATCHETT**

Is this better? Is this better? Testing, testing.

**MICHAEL NAFT**

We'll try that.

**JESSE PATCHETT**

All right. Excellent. All right.

**MICHAEL NAFT**

It is not better. We've got a third option. Is there a handheld microphone in the center?

**JESSE PATCHETT**

Yeah, it is. Testing, testing. All right, we'll work with that. First item is the vacation of the patent easements shown in red on the screen here. Those are the BLM (Bureau of Land Management) patent easements that are part of these rural lots. We're vacating that as part of the request from Public Works and Mapping as part of the development of the project. The overall project, as you can see on here, is two residences. We are withdrawing without prejudice, item [Waiver of Development Standards] 1B, which is the setback request for the side yard for this garage. We're working with Public Works to modify that south area. So, we're withdrawing item 1B, the side yard setback without prejudice. We're also withdrawing the Item [Waiver of Development Standards] 4, which is the street landscaping setback. The owner has agreed to put in the street landscaping setback.

Overall project, let's see, I think we have reduced setbacks. So, the setback we are requesting the waiver for is this northern lot. It's supposed to have a 10-foot setback. We are requesting to reduce that to 5-foot setback here. The increased retaining wall height, there's a significant amount of elevation change across the lot. These internal retaining walls are basically keeping the house and pool area level, and then there's a significant elevation change to get down to the garages in the back. And so, it's an interior retaining wall height and the fill associated with that. And then we are also looking to waive the Public Works requirement for full off-sites. This is a rural area, so we're requesting to waive, curb, gutter, sidewalk, streetlights in this area.

**MICHAEL NAFT**

Thank you. If that completes your presentation, we will open these items for public hearing. We're on Items 26 and 27. Anyone wishing to speak can come forward at this time. Seeing no one, Commissioner Becker.

### **MOTION**

**APRIL BECKER**

Okay. With the withdrawal of [Waiver of Development Standards] 1B and 4, I'm going to move for approval of [Items] 26 and 27.

**MICHAEL NAFT**

There's a motion for approval of 26 and 27. Please cast your vote.

**VOTE**

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

**MICHAEL NAFT**

Motion passes. Thank you.

27. WS-25-0820-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) eliminate street landscaping; 5) waive full off-site improvements; 6) increase driveway width in conjunction with proposed single-family residences on 2.13 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Bright Angel Way and east of Michelli Crest Way within Lone Mountain. AB/jam/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEM 27).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- No garage access from the driveway off Bright Angel Way;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt detached path along Michelli Crest Way and Bright Angel Way.

Clark County Water Reclamation District (CCWRD)

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

WAIVERS OF DEVELOPMENT STANDARDS #1B AND #4 WERE WITHDRAWN.

28. WC-25-400137 (UC-24-0034)-STRIP REAL ESTATE THREE, LLC:

WAIVER OF CONDITIONS of a use permit requiring 3 years to review to evaluate the continued use of the temporary parking lot and outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located west of Las Vegas Boulevard South and north of Arby Avenue within Enterprise. MN/nai/kh (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Parking lot and outside storage limited to operable vehicles and truck trailers only;
- Limited to a maximum of 492 (total) vehicles and truck trailers.

**SAMI REAL**

Next is Item 28, WC-25-400137 for UC-24-0034. Waiver of conditions of a use permit requiring 3 years to review to evaluate the continued use of the temporary parking lot and outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located west of Las Vegas Boulevard South and north of Arby Avenue within Enterprise.

**TONY CELESTE**

Good morning again, Commissioners. My name is Tony Celeste, address 1980 Festival Plaza Drive, here on behalf of the applicant and property owner. Along with me is Chip Johnson, who is the property owner. As you can see from the overhead, the site is highlighted here on yellow. We're about 600-plus feet west of Las Vegas Boulevard. We are just south of the [Interstate] 215 here. Just as mentioned, about two years ago, we were approved for a parking lot and outside storage, along with a three-year review. We have developed this parking lot, as you can see right here. This was what was approved right here for 492 parking spaces, as well as for the ability to do outside storage.

It is fully built out. We have our off-site improvements in, the walls, landscaping, striping, lighting, et cetera. The last thing we need to do is pay our tree in lieu of fee. We have submitted that application. Now we're just waiting for the invoice from Clark County, and we will pay that fee. That fee, I think, will be somewhere between \$55,000 to \$60,000. We have spent about \$2.8 million to date on the development of this with the paving, the grading, the landscaping, the off-site improvements, the walls, security, et cetera. So, we've met the conditions of the approval. We are coming in, obviously, a year early from our required review.

The reason for our request now, to remove that review, is we do have negotiations with a potential long-term tenant for parking on the site. So, because of those negotiations and right now, the restriction on the review, it does make those negotiations to advance that agreement at this stage difficult. So, we are asking to remove that condition. When you look at the site here, it is zoned CR. However, one of the biggest impediments to any type of other development or uses on the site, is this is our zoning map. And right here, you can see the contour lines. Most of this site is in the AE-70 Overlay. The AE-70 is one of the most restrictive overlays with respect to allowed uses. Most of those uses are more industrial-type uses, storage, et cetera. Parking lot is one of the allowed uses. Can do hotel, however in this area, it's probably very unlikely.

So, we do think that the long-term parking is appropriate. Like I said, it is off Las Vegas Boulevard. We do not have frontage. It is adjacent to other industrial uses. We are right here on the curve to the 215, I-15 interchange. We sit up a little bit high. We do have our screen wall there. So, we've done all the things

that we think would make this a successful parking lot for the long-term future, but we are asking for some flexibility with respect to the review condition. With that, I'm happy to answer any questions you may have. Thank you.

**MICHAEL NAFT**

Thank you. This is a public hearing on Item 28. Anyone wishing to speak can come forward at this time. Seeing none, we'll close the public hearing. I am comfortable with the outdoor storage because it's needed for what you're trying to achieve on this site, but that's a really wide use and you can do a lot of things in that category. So, I'm going to apply a condition that the site be used for operable vehicles only, with a maximum of 492 vehicles fitting into the stalls that you've been approved for.

**TONY CELESTE**

We can accept and agree to that condition. Thank you.

**MOTION**

**MICHAEL NAFT**

Okay. Then if there's nothing more with that added condition, I'll move for approval of Item 28.

**SAMI REAL**

I apologize, sorry. Can I get clarification? So, I heard as part of the motion that the vehicles need to fit within the stalls. Does that mean because the request for outdoor storage was for truck parking and trailer parking, that the trucks and trailers can extend over two spaces if they needed to?

**MICHAEL NAFT**

Yeah. Well, let's condition it that it'd be the maximum of 492 operable vehicles. Does that work?

**SAMI REAL**

And I assume there's trailers in that as well, if they wanted to store trailers. Okay.

**TONY CELESTE**

And no further review, just for clarification?

**MICHAEL NAFT**

Correct.

**TONY CELESTE**

Thank you.

**MICHAEL NAFT**

Thank you.

**TICK SEGERBLOM**

And Mr. Chairman, it doesn't necessarily apply to this case, but are we allowed to just have unlimited asphalt? Aren't there requirements to put trees or something?

**MICHAEL NAFT**

Yeah. So, when we approved this two years ago, we required all of the exterior landscaping and the interiors — Well, they're actually going to be, I think, pretty well the first in the county to actually pay into the tree in lieu fund. So that's what Mr. Celeste was indicating, that they'll be contributing towards trees in that taxing district that we can apply elsewhere.

**TICK SEGERBLOM**

All right. Thank you.

**MICHAEL NAFT**

There's a motion for —

**TICK SEGERBLOM**

Just had to point out the fact that there's off-site parking or the sidewalk, that you always get me on (inaudible).

**MICHAEL NAFT**

There's a motion for approval.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**MICHAEL NAFT**

The motion carries.

**TONY CELESTE**

Thank you. We really appreciate your support.

29. WC-25-400140 (NZC-22-0028)-AMH LANDCO BLUE VISTA SOUTH, LLC:

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

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0019-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**SAMI REAL**

Next is Item 29, WC-25-400140 for NZC-22-0028. Waiver of conditions of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single-family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Oleta Avenue and west of Conquistador Street within Enterprise.

**MICHAEL NAFT**

Good morning.

**LEXA GREEN**

Good morning. Lexa Green, 1980 Festival Plaza Drive, here on behalf of the applicant, who is American Homes for Rent (AMH). This application is a request to waive a previously approved condition. The subject site is located on the northwest corner of Conquistador and Oleta to the south. We have South Hualapai Way further west with Blue Diamond to the north. As you can see, highlighted in blue is phase one of the development, which is completely constructed and rented out. Highlighted in yellow is phase two, which I will speak on today, as well as highlighted in red is the clubhouse that was approved as well. Included as a condition of approval for phase two, was a condition that the certificate of occupancy for the clubhouse be issued, prior to any certificates of occupancy for any of the residential units in phase two. We are requesting to waive that, just for the first 15 units of phase two.

We're developing the clubhouse, and also phase two, concurrently. We are expecting the clubhouse to be done around April or May with the first 15 units being done, 5 in March, 5 in April, 5 in May. So, with that, we're looking to move forward with the rental of the first 15 units. The clubhouse is underway. We're expecting to move forward with the paving, as well as the landscaping this month and again, an anticipated completion date in May of this year. With that, I thank you all for your time and consideration, and I'm here to answer any questions you may have.

**MICHAEL NAFT**

Thank you. This is a public hearing on Item 29. Anyone wishing to speak, please come forward at this time. Seeing none, I'll close the public hearing. Commissioner Jones.

**MOTION**

**JUSTIN JONES**

Thank you. I have personally observed the progress that's been made on the clubhouse, and so I'll move for approval on Item 29.

**MICHAEL NAFT**

So, motion for approval, please cast your vote.

**VOTE**

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

**MICHAEL NAFT**

The motion carries. Thank you.

**LEXA GREEN**

Thank you, Commissioners. Have a great day.

**MICHAEL NAFT**

You too.

30. WS-25-0461-NELSON, JEREMY & KATIE:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate building separation; and 3) modified driveway geometrics in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Silver Falls Avenue and west of Silver View Street within Paradise. MN/tpd/cv (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 18, 2026, PER THE APPLICANT).**

31. WS-25-0798-CLARK PAT GST TRUST & CLARK PAT TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate street landscaping; 2) increase building height; 3) reduce building separation; 4) increase retaining wall height; 5) modify residential adjacency standards; and 6) waive full off-site improvements in conjunction with a proposed single-family residence on 2.47 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Kraft Avenue and west of Grand Canyon Drive within Lone Mountain. AB/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

- Applicant to work with Public Works - Development Review to minimize the amount of fill necessary to balance the site as determined by the drainage study;
- Maximum retaining wall height necessary to retain the allowable fill as determined by the drainage study;
- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Kraft Avenue, 40 feet for Grand Canyon 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot detached asphalt path along Kraft Avenue and Grand Canyon Drive.
- Applicant is advised that trees are not permitted within the sight visibility zones.

Clark County Water Reclamation District (CCWRD)

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

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

**SAMI REAL**

Next is Item 31, WS-25-0798. Waivers of development standards for the following: reduce and eliminate street landscaping; increase building height; reduce building separation; increase retaining wall height; modify residential adjacency standards; and waive full off-site improvements in conjunction with a proposed single-family residence on 2.47 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Kraft Avenue and west of Grand Canyon Drive within Lone Mountain.

**MICHAEL NAFT**

Good morning.

**SUSAN ROSOFF-FLORIAN**

Good morning, County Commissioners. My name is Susan Florian from Taney Engineering, 6030 South Jones Boulevard, here on behalf of the applicant. The site is located west of Grand Canyon, south of Kraft. Right now, it has a zoning of RS20. It's in an RNP/NPO (Neighborhood Preservation Overlay) area. The planned land use is RN Ranch Estates neighborhood. Right now, we are not requesting any modifications to the zoning or the land use.

What we're proposing is a one-home residential subdivision. We are asking for a couple of waivers though. For landscaping, we are asking to eliminate landscaping along Kraft and Grand Canyon. However, we will have an alternative. It will look more like the bottom one. It'll be tiered. For Grand Canyon, there'll be three tiers with an iron rod fence with landscaping on each tier. We have a total of 30 trees on Grand Canyon and 8 trees along Kraft. So, the 3-foot wall also along Kraft, and then the 6-foot landscaping behind it. We also — Sorry about that.

**MICHAEL NAFT**

It's all right, it's not you.

**SUSAN ROSOFF-FLORIAN**

We also have a reduction of 5 feet between the garage and the north carport. I know that the requested separation is 6, but we're asking for 5. We're also asking for no off-site improvements on Grand Canyon and Kraft as well. Everything around there is rural. We're intending to keep it that way. I would like to withdraw without prejudice for the building height. We were asking for 39, but now we're going with code to reduce this to 35.

And then the last two waivers are excess fill. We're asking for 9 feet for the 5 foot and the 20-foot. And then for the retaining wall, we're asking for 8. I do understand. I do want to thank Public Works and the Commissioner, as well as Michelle, for meeting with us. I do understand that there will be a condition for the retaining wall and the excess fill. With that, I conclude my presentation and I'm here to answer any questions that you may have.

**MICHAEL NAFT**

Thank you very much. This is a public hearing. Anyone wishing to speak on Item 31, please come forward at this time. Seeing none, I'll close the public hearing. Commissioner Becker.

**MOTION**

**APRIL BECKER**

So, yes. The height, I'm glad you're withdrawing that. There's no waiver requested. It will be what's allowed by code. And for the fill, I just have the condition that you'll work with Public Works Development Review to minimize the amount of fill necessary to balance the site, as determined by the drainage study. And with that, with the withdrawal of [Waiver of Development Standards] number 2 and 5C, the height, I would move for approval. Did Public Works want to add to that?

**ANTONIO PAPAIZIAN**

Thank you, Commissioner. We would like to add one more condition. The maximum retaining wall height necessary to retain the allowable fill, as determined by the drainage study. We just want to make sure and monitor the amount of fill that they're putting on this lot through the drainage study.

**SUSAN ROSOFF-FLORIAN**

We can agree with that condition.

**APRIL BECKER**

And with that, I would move for approval.

**MICHAEL NAFT**

So, motion for approval, please cast your vote.

**VOTE**

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

**MICHAEL NAFT**

Motion carries.

**SUSAN ROSOFF-FLORIAN**

Thank you so much, County Commissions.

**MICHAEL NAFT**

Thank you.

**SUSAN ROSOFF-FLORIAN**

Have a good day.

32. WS-25-0828-B & O INVESTMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) allow attached sidewalks; 3) alternative driveway geometrics; and 4) waive full off-site improvements.

DESIGN REVIEW for a restaurant (tavern) with outdoor dining and drinking on a portion of 5.04 acres in a CG (Commercial General) Zone within the Red Rock Overlay. Generally located south of Blue Diamond Road and east of Erskine Junction Road within Red Rock. 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.
- 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 for the northern portion of the site along Erskine Junction Road;
- Full off-site improvements with future development of Wigwam Avenue and the southern portion of Erskine Junction Road may be required;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Wigwam Avenue and the southern portion of Erskine Junction Road;
- Applicant to coordinate with NDOT and Clark County - Public Works for off-site improvements along Blue Diamond Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

**SAMI REAL**

Next is Item 32, WS-25-0828. Waivers of development standards for the following: reduce parking lot landscaping; allow attached sidewalks; alternative driveway geometrics; and waive full off-site improvements. Design review for a restaurant (tavern) with outdoor dining and drinking on a portion of 5.04 acres in a CG (Commercial General) Zone within the Red Rock Overlay. Generally located south of Blue Diamond Road and east of Erskine Junction Road within Red Rock.

**MICHAEL NAFT**

Good morning.

**OLEEN**

Good morning. My name's Oleen, address 1950 East Warm Springs, 89119. We're proposing a tavern. Our site is located on the southeast corner of Blue Diamond and Erskine Junction Road. Total square footage for the entire site is like, a little over 5 acre. We're only proposing to develop a portion of it. We're proposing a two-story tavern with a rooftop deck with a total square footage of like, a little over 13,000.

We're providing 100% parking, 100% landscape, and the site is going to be accessed through Erskine Junction Road only. Total height is going to be 34 feet and 8 inches, which the allowable is 35 feet per the Red Rock Overlay. And with this, we would like to — Because we are asking for waiver for an attached sidewalk, we would like to withdraw that waiver. And with this updated site plan, we are providing the detached sidewalks.

**MICHAEL NAFT**

Thank you. This is a public hearing on Item 32. Anyone wishing to speak, please come forward at this time. Please state your name for the record.

**RANDY BLACK**

Good morning, Mr. Chair. Randy Black Jr. My address is 1077 West Twain, Suite 300, 89134. My questions are more related to staff. Is this site approved for a restaurant bar, under a use permit from the old Title 29, or is it under 30, as an approval process for the use on that 5 acres?

**MICHAEL NAFT**

In just a second, I'll close the public hearing and we'll address that.

**RANDY BLACK**

Okay, perfect. Thank you.

**MICHAEL NAFT**

Anyone else wishing to speak, please come forward at this time. Seeing no one, I'll close the public hearing. Director Real.

**SAMI REAL**

It's being processed under Title 30. There's no locked in code for this site that would have the regulations from Title 29 apply.

**MICHAEL NAFT**

Thank you. I'll turn it over to Commissioner Jones.

**JUSTIN JONES**

Thank you. Mr. Black, did you have some specific thing that you wanted to address or?

**RANDY BLACK**

I'm just curious about the separation distance from the approval that we have, kitty corner from this, for the same use.

**JUSTIN JONES**

I believe they did the distance separation, and it was more than 1,500 feet, right?

**SAMI REAL**

I'm assuming they're talking tavern-to-tavern. We don't have a separation. This is a restaurant. We don't have alcohol uses in Title 30.

**RANDY BLACK**

And here we go learning the difference between [Title] 29 and 30. Thank you for the clarity.

**MOTION**

**JUSTIN JONES**

Okay. All right. With that, I'll go ahead and move for approval of agenda Item 32 with withdrawal of waiver 2.

**MICHAEL NAFT**

Commissioner Jones has moved for approval of Item 32. Please cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**MICHAEL NAFT**

Motion carries. Thank you.

**OLEEN**

Thank you.

**33. WS-25-0841-HUGHES FAMILY LIVING TRUST & HUGHES CODY C & AMY N TRS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the interior side setback; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision on 4.47 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Willow Avenue and east of Metcalf Drive within Moapa Valley. MK/nai/kh (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

- Three sided shade structures to remain agricultural.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 070-02-310-011; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next five years.

**SAMI REAL**

Next is Item 33, WS-25-0841. Waivers of development standards for the following: reduce the interior side setback; and waive full off-site improvements in conjunction with a proposed minor subdivision on 4.47 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Willow Avenue and east of Metcalf Drive within Moapa Valley.

**AMY HUGHES**

Good morning. My name is Amy Hughes, H-U-G-H-E-S, 1580 Metcalf Drive, Logandale, Nevada. The property is here on Metcalf Drive and the waivers — We have submitted to subdivide our property into two partials. And the two waivers I am asking for. The first one is for the 5-foot setback. The structure here is currently 4 feet, 9 inches away from the property line, and the code is 5 feet, so 3 inches off. So, I'm asking for that waiver.

And then the second waiver I'm asking for are for the full off-site improvements off of Metcalf and Willow. Both are dirt roads. We live in a rural neighborhood, a rural area. No such development of streetlights, curbing, gutter, even paving are anywhere around where we live. So, I'm asking for those waivers in congruence with our rural area. Thank you.

**MICHAEL NAFT**

Thank you. If that completes your presentation, I'll open the public hearing on Item 33. Anyone wishing to speak, please come forward at this time. Seeing none, I'll close the public hearing. Commissioner Kirkpatrick.

**MARILYN K. KIRKPATRICK**

Thank you, Mr. Chairman. So, let's address these. So, and I try to be really consistent out there. So, as much as it's rural, they blow up our phone about paving their road, right? So, it's great until the kids get on the, you know, OHVs (Off-Highway Vehicle) and ride through there. And so, we want to be consistent. So, one, we're okay with waiving the setback. I mean, it's 3 inches. Most people are not going to even recognize that.

And two, we're going to waive the full off-sites because to your point, there's no one out there. We typically require the partial paving, but because there's no access for somewhat public roads out there, we are going to waive that this time. And I want to put it on the record because my phone will be blowing up about playing favoritism and I want to make sure that they understand why I did that. And then three, we just want to make sure the TAB and you all agree to keep the three sides agriculture or something?

**AMY HUGHES**

Yes.

**MARILYN K. KIRKPATRICK**

(inaudible) agriculture?

**AMY HUGHES**

Yes. Yes.

**MOTION**

**MARILYN K. KIRKPATRICK**

Okay. All right. That would be my motion for approval with those conditions.

**AMY HUGHES**

Thank you.

**MICHAEL NAFT**

There's a motion for approval on Item 33. Please cast your vote.

**AMY HUGHES**

Thank you. Thank you, Commissioners.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**MICHAEL NAFT**

Motion carries. Thank you.

34. **WS-25-0843-ADAMS E & V TRUST & ADAMS ELWYN & VERLA TRS:**

WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements in conjunction with a proposed minor subdivision map on 28.12 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Wells Avenue and west of Moapa Valley Boulevard within Moapa Valley. MK/tpd/kh (For possible action)

**ACTION: WITHDRAWN.**

*(Items 35 and 36, heard together)*

35. WS-25-0866-PN II, INC.:

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.

DESIGN REVIEW for single-family residential models in conjunction with a previously approved single-family residential development on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Eldorado Lane and east and west of Schirlls Street within Enterprise. MN/mh/kh (For possible action)

**ACTION: APPROVED (HEARD WITH ITEM 36).**

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

- Waiver of development standards limited to a maximum of 50 percent of the lots.
- 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; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by

aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0143-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### **SAMI REAL**

Commissioners, I'm going to read in [Items] 35 and 36 into the record at the same time. They're not companion, but they're essentially the same project, different locations.

- Item 35, WS-25-0866. Waiver of development standards to reduce the front setback. Design review for single-family residential models in conjunction with a previously approved single-family residential development on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Eldorado Lane and east and west of Schirlls Street within Enterprise.
- Item 36, WS-25-0867. Waiver of development standards to reduce the front setback. Design review for single-family residential models in conjunction with a previously approved single-family residential development on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and east and west of Hinson Street within Enterprise.

### **MICHAEL NAFT**

Thank you. Good morning.

### **TONY CELESTE**

Good morning again. Mr. Chairman, Commissioners. My name is Tony Celeste, address 1980 Festival Plaza Drive, here on behalf of the applicant, Pulte Homes for both 35 and 36. I appreciate these being taken together because they, while on different sites, the exact same issue. Just for reference, the top aerial is Item 35, Eldorado and Schirlls. And then Item 36 is the bottom aerial over here, on Warm Springs and Hinson. Both of these projects came in last year. These are Pulte's large lot. These are RNP about 1.75 units to the acre. Large home developments that were approved by this Board.

When we came in with our elevations, we missed one of the elevations, which had several different options on it. And because of that, it does trigger a waiver that we're seeking on front yard setbacks. So, what this is showing is this is the main floor plan. There is an option for a casita and there is also an option for an RV (recreational vehicle). If both the casita and the RV are both options implied, then this waiver is not needed. Basically, the waiver is to allow 10 feet front yard setback for greater than 50% of the house width.

So, this is a total of 75 feet. If all three of these features are in there, it's 38 feet, so it's less than 50%. However, if one of these options are not in there, then we tilt a little bit over that 50% threshold, which triggers that waiver request. I will note this only applies to the one-story homes. However, because all of our products do match on the lot, all these lots, we are asking for some flexibility on the design for this waiver to apply. So, with that, I appreciate both of these being taken together. Happy to answer any questions you may have.

**MICHAEL NAFT**

Thank you. This is a public hearing on Items 35 and 36. If you're wishing to speak, come forward at this time. Seeing none, I'll close the public hearing. I think it is highly unlikely that this happens, but I'd like to, just for some protection, condition that that only applied to a maximum of 50% on each site. So that condition would apply to 35 and 36.

**TONY CELESTE**

And we can accept it and agree to that condition on both 35 and 36.

**MOTION**

**MICHAEL NAFT**

Thank you. If there are no further questions, I'll move for approval of Items 35 and 36 with the additional condition.

**VOTE**

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

**MICHAEL NAFT**

The motion carries. Thank you.

36. WS-25-0867-PN II, INC.:

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.

DESIGN REVIEW for single-family residential models in conjunction with a previously approved single-family residential development on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and east and west of Hinson Street within Enterprise. MN/md/kh (For possible action)

**ACTION: APPROVED (HEARD WITH ITEM 35).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Waiver of development standards limited to a maximum of 50 percent of the lots.
- 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; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0142-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

37. PA-25-700049-TOBLER RUSSELL K & BELLA NOIR, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.61 acres. Generally located west of Edmond Street and south of Russell Road within Spring Valley. MN/rk (For possible action)

**ACTION: ADOPTED (RESOLUTION R-2-4-26-2; COMPANION ITEMS 38, 39, AND 40).**

## **SAMI REAL**

The next companion Items 37 through 40.

- Item 37, PA-25-700049. Plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.61 acres. Generally located west of Edmond Street and south of Russell Road within Spring Valley.
- Item 38, ZC-25-0767. Zone change to reclassify 4.61 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located west of Edmond Street and the south of Russell Road within Spring Valley.
- Item 39, VS-25-0768. Vacate and abandon easements of interest to Clark County located between Lindell Road and Edmond Street, and Russell Road and Quail Avenue; and a portion of right-of-way being Russell Road located between Lindell Road and Edmond Street within Spring Valley.
- Item 40, WS-25-0769. Waivers of development standards for the following: increase retaining wall height; and alternative driveway geometrics. Design review for a warehouse and distribution center on 4.61 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Edmond Street within Spring Valley.

## **MICHAEL NAFT**

Thank you. Good morning.

## **BOB GRONAUER**

Good morning, Mr. Chairman and Commissioners. My name's Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing the applicant in these four matters that are before you. The first thing I'd like to do is just orient you to the location of our property. As you can see here on the overhead, highlighted in yellow, we have approximately 5 acres of property that is just south of Russell Road, which runs east and west in this way, and on the west side of Edmond's. If you take a look at this area here, and if you're familiar and especially with this hard corner, you'd see a lot of the business employment that's already existing in this area.

We do have some higher density residential to the north on Russell. And then we have some single-family residential homes over here to the west of us, which is about — as you can see here, about half of our property backs up adjacent to that. And then we have a drainage channel that goes up and through the northern portion of our property. When you take a look at the area of how it's planned and how most of this area is zoned, as you can see here, you see a sea of blue, which is for the BE area. And along Edmond's, what is very important to note that this is all master plan and planned for NC uses, along with also the frontage, if you go along Russell in that area.

So, what we are asking to do is change the land plan to BE. The way we look at this is, is with the NC type of commercial uses that you can have here, subject to special use permits or other waivers that you come in with. You can come in with more intense commercial uses, and those commercial uses could be convenience stores, fast food restaurants, and so on. Which could have an impact to some of the existing residential that's in this area. As I already mentioned, so one way or the other, you either have some form of NC subject to use permits, design reviews, and potentially waivers of development standards, up here on this hard corner. Or what we're proposing, what we believe is a better use for a buffer in this area and a much needed use also, which is for an IP, which is the zoning that we're asking for.

So, as I already showed you, the overhead and the land plan that's located here. One of the things I want to get into next is the design of what we are proposing here. The design that you see, actually on the — I'll start here on the right, is essentially where we started in this process with respect to the building. And

I'll orient you, and then I'm going to go through some of the changes to address some of the Public Works concerns, and some of the other design changes that we've made through the neighborhood process and meeting process.

So, this is the first plan that we submitted. This is Russell Road, this is Edmond's. This building here, originally was about 76,000 square feet of office warehouse building, where we had all of our docks, loading dock areas facing out here on Edmond's. Which was in conflict with the ingress/egress that we're having on Edmond's. We have some office space located on the southern portion of our property and the northern portion of our property. The idea here is, instead of having the building up adjacent Edmond and Russell, where you'd have some truck traffic and other parking issues in this area up adjacent to half the property where the residential is. We thought it would be better to have the building back to the western portion of our property as much as possible.

What we are proposing in this area, as I'm showing you in the green area, is 20 feet of intense landscaping, where we have double row of trees, that's in compliant to your code in Title 30 requirements. We are providing an 8-foot-high wall in this area. It goes up a little bit more in this area here because of drainage and we have a higher wall, but this is adjacent to future commercial and/or industrial type of uses in this area here. Down in this area, we have a minimum of 25 feet of landscaping. As you can see, as we get a little bit closer to the southwest area here. We have more than 25 feet of landscaping.

So, this was the original plan that we had coming in. Public Works had some concerns with our ingress/egress and throat depth. So, as you take a look on the right-hand side here, here are some of the changes that we've made, at least with the site plan. One is we've lost a couple parking spaces up here, up north to create a deeper throat depth in this area coming off of Russell Road. We also, as you can see, as we removed parking spaces. I believe about, approximately 17-18 parking spaces along the east property line of our building here. In addition, what we did is, we put trash enclosures on the east side of the building to ensure that we have two trash enclosures in this area that's located here.

And as you can see, we added the future use of office space in this area, and we separated our docks in this area. This has made Public Works more comfortable with the design on the site plan of what we're asking for. So, you don't have that creative, that potential conflicts of trucks and cars coming in and out off of Edmond's. Which is similar, not much different than other industrial projects on the other side of Edmond's, that has been approved for throat depth waivers. Where they've resolved those potential conflicts, as I just mentioned to you.

And so, we also reduced the building size by about 6,000 square feet and making some additional changes here. And so, what we believe is, at least with the changes on the site plan here, we've addressed some of the Public Works concerns with respect to the throat depth and circulation on the property. And also, we wanted to make sure we included the buffering on the property. The next thing that we worked on is the elevations. And I just want to show you quickly, this is the initial elevations that we were proposing. This is a 35-foot-high building, although we could go higher. This is along Quail. This would give you an idea along Quail with the landscaping with the detached sidewalk.

The initial building design that we had, as you can see here, this was a more modern look. And I'm going to get into the west elevation that we would be backing up to, the two homes that are residential and the commercial that we'd be backing up to. And I'll get into that when I show you the redesign of our building. But this is the back design of our proposed building when we first initially started the process. What we have today is, we've changed the colors of the building itself from the blue and the white and

the gray to more of a gray, white, and the blue area, and some areas in tan and brown. And I'll show you as I go to the rear elevation.

So, you can see the design itself as far as the elevation, the changes that we have. But what I want to make known is, along the west property line, instead of having just a flat gray wall of the tilt up concrete, what we've done here is, we've broken up the building. And every 22 to 26 feet, what you will see here is there's a break in the building. So, this is approximately about 22 feet in width, and then there's about a 4-foot recess in this area here, and then there are 2 other blocks here of 22 and 26 feet, and then there's a recess back into the building here. And then in these areas, I'm showing you where the beige area is. So, for a height of the building, it goes from 33 feet in that area up to 35 feet in the blue area.

What you will see here are windows that we are proposing on the west side here. These aren't windows that you're going to be able to look out from a building. These are windows that will allow the light to come into the building, but it's also an architectural feature that we're proposing, just to add some more character to the rear elevation. And one of the things that we did, we also added the metal canopies. Because we have metal canopies around the front of our building, which is about 4 feet in width, to use it for cover and shade. Back here, we would provide 2-foot canopies above our windows that we have here, that are letting in the light. So that gives us some more character in the back here of the building.

So, we believe by the changes that we've made here, with the rear of the building here, it's more congruent to the residential that we're backing up to. We believe with the 8-foot wall, with the intense landscaping that we're proposing, that that gives it a good enough buffer in that area. And similar type of developments of IP development, such as this warehouse office-type of use, has been approved against other residential properties as a buffer. And we would ask you to approve our applications that are before you.

**MICHAEL NAFT**

Thank you. If there's nothing further, this is a public hearing. Anyone wishing to speak, please come forward at this time.

**STEPHANIE REINER**

Good morning. I don't know if you can hear me. There you go. My name is Stephanie Reiner. I live at 5330 West Quail Avenue, right there. That's where I live, and this is going right by my house, so that's why I am here.

**BRUCE COWAN**

Bruce Cowan. I live at 58 —

**MICHAEL NAFT**

I'm sorry. You guys have to present one at a time.

**BRUCE COWAN**

We're novices.

**MICHAEL NAFT**

Unless you want to combine your three minutes, but —

**STEPHANIE REINER**

Okay.

**MICHAEL NAFT**

So, Stephanie.

**STEPHANIE REINER**

I am opposed, of course, to rezoning from NC to BE. The reason, I think, before the county decided that there was a buffer that was going to be Edmond. Edmond was going to be the buffer between business industrial, which is all of this over here, and RNP. We're in the RNP, we're RS20, and they changed it to NC for a reason. We are okay with that. We feel if it's not broke, don't fix it. I don't want a 35-foot wall behind my house, which I'm sure it's coming down Lindell. I don't want to stare out my backyard and see a 35-foot concrete wall, and I bet if you all had that behind your house, you wouldn't want that either.

So, I'm here to put on the record, that I oppose this zone change. Sorry, I'm nervous. It doesn't fit with the RNP. We moved into these houses. I've been in there 26 years, and I've watched the city come to us. And like I told you, progress is great until it isn't, until it starts interrupting our lives. We live there every day. We drive down those streets every day, and every day, we're going to see that. I'm okay with NC. We have the power as the people that live in that area to choose what we do, what we want. If we have that down the road, we don't know what that's going to be down the road. You're betting on something that's a fact right now against something that's down the road, that you don't know what that is. I'm willing to see what that's going to be instead of having a warehouse 24/7 business right behind my house. Thank you.

**MICHAEL NAFT**

Thank you. Next speaker.

**BRUCE COWAN**

Since we know this mic works, my name is Bruce Cowan. I live at 5840 Mohawk, on that property right there. Part of the concern is that there will be also a development that the same firm is representing for this spot. This is the industrial area. This is kind of a buffer zone. The county staff recommended denial and the county TAB voted 5-0 unanimously in opposition to this. The county staff said that this violated policies 6.2.J and N4.4 of the master plan. We support the master plan. Okay. We support the staff's view and the strategy. We think that this is wrong, that just because a big developer wants to come in and do this, that they should get what they want.

So, most parcels, this is the east side, and these are the warehouses. And this is the west side, and these have a lower level of intensity. This is a buffer zone between RNP and the industrial area over here. You have a situation where this is what it would actually end up looking like. And you see this guy right here? That guy's 6 feet tall. That's what it's going to end up looking like, right behind these people's houses. As well as the idea that they would do this further down, for a straight quarter of a mile. It won't even look as nice as this. It'll look worse. I understand that, you know, they're talking about trees and mature trees and a wall and trying to make it look architecturally pleasing. But it's quarter of a mile of cement that's 35 feet high is what we're looking at, and it doesn't fit the plan.

And it also doesn't match up what is further south on the west side. On the west side of Edmond down this way, is what that looks like. It's a very nice office building, fully occupied, beautiful looking, and the neighbors don't oppose that. So, we would hope that you would vote no and think about the fact that we have to live there, and that, you know, you're playing with our lives. So, please vote no.

**MICHAEL NAFT**

Thank you. Anyone else wishing to speak? Please come forward at this time. Seeing none, Mr. Gronauer? So, I guess the comment to, you know, think about if you live there, we have to live there, that's what I have been thinking about. The alternative, and I know I'm not going to convince public speakers today, for my colleagues' sake, we've had the opportunity to sit down and discuss this item, and there is some thought that has gone into it.

That part of my consideration here is as in commercial, by right, they can go to 50 feet. They could have active uses there that every traffic study would indicate would create more issues for that neighborhood. What was just on the screen is not what in reality, this is going to look like, and maybe Mr. Gronauer, if you have what you're presenting, at least what we believe it'll look like, that's more reflective, that might help. I also do want to ask if you have the site plan too, could you just point out, there were some comments, not today, but prior about trash enclosures, could you point out where those have been moved to?

**BOB GRONAUER**

Yeah. The trash enclosure is located here and located here. So, we wanted to put it on the east side of the building, as far away as we can. So, we have the two trash enclosures that are located on the north and south of the building here.

**MICHAEL NAFT**

Okay. And then before we get into aesthetics, Mr. Papazian, do you want to just confirm that the significant issues from Public Works have been addressed with the redesign?

**ANTONIO PAPA ZIAN**

Absolutely. Thank you, Commissioner. As you could see, Bob's put up the very first — the one on the left was the initial design that they had. And we had concerns with this design because we were worried when one of the large trucks that we see on the roads enter the site, that the maneuvering was going to be happening adjacent to the driveway. And that would put the additional vehicle, truck, whatever was coming in, into Edmond right-of-way.

So, they worked with us. We appreciate many phone calls with Mark Mulhall and Bob Gronauer, meetings with them to actually come up with the design, as shown on the right, where they separated the roll-up doors and nothing in between the driveway. So, no maneuvering will be happening adjacent to the driveway. They've removed parking spaces, they've added landscaping, and they've moved the trash enclosures to help with the queuing on Edmond. And with this design, you probably can queue, you know, two or three on the north and two or three vehicles on the south. And these are the big trucks that I'm talking about, the 74-foot-length trucks before a fifth vehicle would be queuing on Edmond, and that's if they're all coming in at the same time.

**MICHAEL NAFT**

Okay. Thank you. And then as it relates to some of the aesthetics, the picture that was presented, I don't want it to look like that. I don't want it to be just a concrete wall. I want to be sure that what you present to the front, to the customer-facing side, and all the money that you spend on enhancements on that side, is on all four elevations. I think that will — I know that that will help break up some of what the speakers today have pointed to, as far as just one long concrete tilt up wall. So, could you talk to some of those aesthetic things?

**BOB GRONAUER**

Yes, and that's a great point. And you can add that as a condition because this is one of the late additions that we put in. So, the canopy that you see here in the back above the window, is the canopy that you would see in the front here. This is a north elevation, so where the windows are. So, the difference is the front canopy is going to be 4 feet in width. And then in the back, because it's not for shade, it's more for architectural purposes, we have a 2-foot metal canopy, so that would be over the window itself. So that takes that four-sided architecture that you're asking for where the front and the back is treated the same. And typically on industrial buildings, you don't have windows in the back. You typically, if you're familiar, you just have just the gray wall, or you might have a couple of other things that will break it up. So, what we put it in here are the windows that will allow light into the building. So, it creates that —

**MICHAEL NAFT**

But you won't be able to see that?

**BOB GRONAUER**

No. You won't be able to see. No, you won't be able to see. Those are too high in that area there. And then as I was mentioning is, in the 22 feet to 26 feet here. You'll have an architectural break in here, which is about 4 feet of where we'll indent, I'll call it, it'll just indent a bit. And then you got 22 and 26 feet where into these areas here, they're broken up also with the different colors that we're proposing. And then in this area here for about another 20-something feet, it is also pushed in this area here.

So, the building's not just a flat elevation. So, you're going to have some movement of the building that goes in and out as you go down on the rear elevation, as I'm showing you. And then, also what we wanted to do to add some character is in these areas. It's 33 feet, not 35 feet, so you don't just have a flat roof going straight across in the west elevation. So, you do have some movement on top, also, to create some character in that area.

**MICHAEL NAFT**

Okay. And then next, you showed a demonstration with some pretty trees in it. Our code wouldn't necessarily require that the trees be mature at the time of planting. The condition that I'd like to apply is, on the trees that are to be adjacent to existing residential, that those trees be minimum of 10 foot at time of planting and will eventually grow into what you're actually demonstrating on paper.

**BOB GRONAUER**

Yeah, that's fine.

**MICHAEL NAFT**

Okay. And then I guess just to recap. For me, at the end of the day, the only differences between this and commercial from an aesthetic perspective is, you don't have loading docks and truck traffic, and a road in the back up against residential, which other neighbors have talked to me about not wanting. You don't have the high level of traffic that comes with it, and you're 15 feet shorter than what would be allowable in a commercial area.

So, for me, plus I think if you look at the broader picture, and I'm not going to deny the impact to the individuals who live abutting this, that's significant and it's real. But if you look at the broader picture of this area, this does make sense. And I think with those additional conditions, provides for some protection of the existing residential. So, it looks like Director Real has some questions.

**SAMI REAL**

I do have a clarification. At first, I thought that I heard that the canopy would be provided along all the windows, and I thought I heard all elevations. So, there's not canopies shown on the plans that we don't have, but we can condition it, that are shown on the north and south elevation. So, I just want to get clarification that the canopies that are requested to be added are just along the west elevation for all the windows shown.

**BOB GRONAUER**

Yeah, that is the intent. We wanted to make sure in the back. In the front, there might be a couple windows that don't have those canopies, but they do have canopies up front also.

**SAMI REAL**

So, on the front, there's more than a couple because each of those small ones above the bay doors —

**BOB GRONAUER**

If you take a look in our north elevation, those are canopies right there. Along on our east elevation, we have some canopies in there, as you can see there and over here on our east elevation.

**SAMI REAL**

Correct. But there's still windows shown without canopies. So that's why I wanted to get clarification that it was just the west elevation that we were adding the canopies, or did you want canopies along all the windows?

**MICHAEL NAFT**

No. I think the requirements is on the west is my concern.

**BOB GRONAUER**

Yeah.

**MOTION**

**MICHAEL NAFT**

Okay. If there's nothing else, I move for approval of Items 36, 37, 38, 39, and 40. I'm sorry, starting with 37. 37, 38, 39, and 40.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**BOB GRONAUER**

Thank you and have a good day.

**MICHAEL NAFT**

Thank you.

38. ZC-25-0767-TOBLER RUSSELL K & BELLA NOIR, LLC:

ZONE CHANGE to reclassify 4.61 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located west of Edmond Street and the south of Russell Road within Spring Valley (description on file). MN/rk (For possible action)

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

**CONDITIONS OF APPROVAL –**

Department of Aviation

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

- 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 #0249-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

39. VS-25-0768-TOBLER RUSSELL K & BELLA NOIR, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street, and Russell Road and Quail Avenue; and a portion of right-of-way being Russell Road located between Lindell Road and Edmond Street within Spring Valley (description on file). MN/rg/cv (For possible action)

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

**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;
- Right-of-way dedication to include 25 feet to the back of curb for Quail Avenue, 25 feet to the back of curb for Edmond Street and associated spandrel;
- The installation of detached sidewalks will require the dedication to the back of curb, 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.

40. WS-25-0769-TOBLER, RUSSELL K. & BELLA NOIR, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) alternative driveway geometrics.

DESIGN REVIEW for a warehouse and distribution center on 4.61 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Edmond Street within Spring Valley. MN/rg/cv (For possible action)

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

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Metal canopies, matching the canopies on the east elevation, with a minimum depth of 2 feet to be added above the windows on west elevation;
- Buffer trees to be a minimum of 10 feet in height at the time of planting where adjacent to existing residences;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 25 feet to the back of curb for Quail Avenue, 25 feet to the back of curb for Edmond Street and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0249-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

## SEC. 6. RECONSIDERATION

41. UC-25-0762-SKY HI, LLC:

RECONSIDERATION OF A USE PERMIT for cannabis establishment (retail store) in conjunction with a previously approved cannabis consumption lounge on 1.60 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located north of Desert Inn Road and west of Maryland Parkway within Winchester. TS/rg/cv (For possible action)

**ACTION: APPROVED.**

## CONDITIONS OF APPROVAL –

### Comprehensive Planning

- A valid Clark County business license must be issued for this cannabis retail store 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.

### Public Works - Development Review

- Traffic study and compliance.

### Clark County Water Reclamation District (CCWRD)

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

## SAMI REAL

Next is Item 41, UC-25-0762. Reconsideration of a use permit for cannabis establishment (retail store) in conjunction with a previously approved cannabis consumption lounge on 1.60 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located north of Desert Inn Road and west of Maryland Parkway within Winchester.

## MICHAEL NAFT

Good morning.

## MICHAEL CRISTALLI

Good morning, Chair, Commission. Michael Cristalli on behalf of the applicant.

## MICHAEL NAFT

Good morning.

## MICHAEL CRISTALLI

Okay, Good. We were here, I think, last month in regard to the use permit as it relates to the transfer or change of location for the dispensary to its adjacent location. What we failed to realize was, apparently the use was for a dispensary and not a retail use. Really, I'm unsure of the difference between the two. We had some discussions with the county with regard to that particular issue. I think we've worked through it. There may be some changes, which now treats both uses the same hopefully, in the future, but essentially what we're here is to get the approval on the retail use, as well as the dispensary use.

## MICHAEL NAFT

Thank you. This is a public hearing on Item 41. Anyone wishing to speak, please come forward at this time. Seeing none, Commissioner Segerblom.

**TICK SEGERBLOM**

Thank you. And I think you accurately reflected that we have two conflicting issues. You applied for, apparently, a medical transfer as opposed to a retail transfer. That's just something we don't need to have anymore. So, the next item is actually going to be to correct this ordinance. So, thank you for doing that. I apologize for the inconvenience you had to go through, but all's well that ends well. So, with that—

**MICHAEL CRISTALLI**

Thank you.

**MOTION**

**TICK SEGERBLOM**

So, I move for approval.

**MICHAEL NAFT**

There's a motion for approval on Item 41. Please cast your vote.

**VOTE**

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

**TICK SEGERBLOM**

Thanks.

**MICHAEL NAFT**

The motion passes. Thank you.

**MICHAEL CRISTALLI**

Thank you.

**SEC. 7. AGENDA ITEM**

- 42. AG-26-900013: Discuss whether Title 30 should be amended to address changes in the licensing of cannabis establishments, and direct staff accordingly. (For possible action)

**ACTION: STAFF DIRECTED.**

**SAMI REAL**

Next is item 42, AG-26-900013. Discuss whether Title 30 should be amended to address changes in the licensing of cannabis establishments, and direct staff accordingly.

Commissioners, as you've heard in the prior item, state law currently still has two types of cannabis regulations. There's still a medical and there's still adult use or recreational. What has happened in the 2023 legislative session is the state was instructed to no longer issue medical licenses anymore. And for

those states that opted to have recreational, so because — or states, counties. Because Clark County has opted to have recreational adult-use cannabis, what the state has done is they have, basically have eliminated all of the medical licenses and have merged them.

And so, anybody now who has a recreational license or an adult-use license can have medical cannabis. So, this is a request that the Board direct us to essentially eliminate dispensaries, which is the medical use of cannabis for sale for the, I don't want to say retail stores, but for a dispensary where they could sell medical cannabis. And then we have some additional findings that were added back when we first added medical. Back then it was called marijuana, and then recreational cannabis. And it's our recommendation that some of these findings be removed because they're either regulated by other agencies and/or they no longer apply to the current conditions in Clark County.

**MICHAEL NAFT**

Thank you. Are there any comments or discussion on this item?

**TICK SEGERBLOM**

Does that require a motion? No.

**MICHAEL NAFT**

Any direction other than the direction that we've been asked to give? Great. You've got direction.

**SAMI REAL**

Perfect. Thank you very much.

## SEC. 8. INTRODUCTION OF ORDINANCES

43. ORD-25-901008: Introduce an ordinance to consider adoption of a Development Agreement with Diamond Starr Hills LLC for a single-family residential development on 5.0 acres, generally located north of Starr Hills Avenue and west of Dalia Grove Street within Enterprise. JJ/ji (For possible action)

**ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, FEBRUARY 18, 2026, AT 9 A.M. (BILL 2-4-26-1).**

**SAMI REAL**

All right. So next are ordinances for introduction.

- Item 43, ORD-25-901008 is to introduce an ordinance to consider adoption of a Development Agreement with Diamond Starr Hills LLC for a single-family residential development on 5.0 acres.
- Item 44, ORD-26-900011 is to introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on November 19, 2025.
- Item 45, ORD-26-900034 is to introduce an ordinance to modify the Title 30 Fee Schedule, to amend Title 30 regulations for Accessory Living Quarters, Multi-Family Dwellings in commercial districts, street landscaping standards, parking requirements for Mini-Warehouse(s), sidewalks, street width, single-family residential private streets and access, review procedures for Affordable Housing projects, procedures for Administrative Extensions of Time and Extensions of Time for Off-Site Improvements, definitions for Inflatable Amusement Device, Community Facility and Recreational Vehicle, make corrections and clarifications as appropriate, and providing for other matters properly related thereto.

Commissioners, we ask that you set the public hearing for these three ordinances for February 18, 2026.

**MICHAEL NAFT**

I'll set the public hearings for these three ordinances for February 18, 2026. That concludes our agenda.

44. ORD-26-900011: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on November 19, 2025. (For possible action)

**ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, FEBRUARY 18, 2026, AT 9 A.M. (BILL 2-4-26-2).**

45. 45. ORD-26-900034: Introduce an ordinance to modify the Title 30 Fee Schedule, to amend Title 30 regulations for Accessory Living Quarters, Multi-Family Dwellings in commercial districts, street landscaping standards, parking requirements for Mini-Warehouse(s), sidewalks, street width, single-family residential private streets and access, review procedures for Affordable Housing projects, procedures for Administrative Extensions of Time and Extensions of Time for Off-Site Improvements, definitions for Inflatable Amusement Device, Community Facility and Recreational Vehicle, 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, FEBRUARY 18, 2026, AT 9 A.M. (BILL 2-4-26-3).**

## PUBLIC COMMENTS

**MICHAEL NAFT**

We will move to the final time set aside for public comment. Anyone wishing to speak, please come forward at this time. Good morning.

**AL ROJAS**

Hello, Commissioners. My name is Al Rojas. I came to give you guys a summary of — We had a fantastic town hall meeting. And you guys being in zoning, you know that we have to address this homeless problem because it's getting bigger and bigger. California spent \$32 billion and it's getting worse, and we got to take some preventative action. So, I wanted to give you my opinion since I've been involved in this. It was a fantastic meeting. I recommend that all Commissioners do a homeless encampment meeting with their group. We've had two of them. One with Commissioner Tick Segerblom. Yesterday, was with Commissioner Gibson.

When I talk about all the positives, the only things that I felt that was lacking was that we didn't discuss RVs, which you were still seeing a problem and Code Enforcement wasn't there. So yesterday, you know, I showed you guys the diagram. I had the triangle of success. Hopefully one day I'll show — I wanted to bring it and show it to Commissioner Segerblom. Commissioner Segerblom wasn't here. But we all got to work together, and the community has to work together to be part of this solution, otherwise, we are going to end up like California.

The basic conclusion that I came is that, we got to start controlling the dumpsters and the shopping carts because Metro's (Las Vegas Metropolitan Police Department) going in there and cleaning this up. Next thing you know, these guys go and rebuild these encampments. Where are they getting the material

from? From the dumpsters, from the shopping carts. So, we got to slow down that process. I was going to make a comment earlier where they talked about the two enclosed dumpsters to support that, but, you know, since I don't live in that area and there were other people, I felt it was inappropriate.

But I do believe that we have to start moving. That all new development has to have an enclosed dumpster and maybe start getting on these nuisance companies like Cardenas, which I made a video on. Which has not only their dumpsters open, but their management. You can't even get ahold of them. They're in California. Now, of course, I don't expect you guys to do that. I just made a statement, but I had said that if I had the authority, I'd revoke their business license, that we don't do business like that in here in Nevada. That you got to start closing your dumpsters and you got to make your managers accessible to our Commissioners, to our Code Enforcement to start getting on top of this problem because it's getting out of control.

The other thing is that what we're saying is, I made a comment and Commissioner Gibson correctly corrected me, was that these people that we're throwing out regularly and violating the ordinance, are not getting arrested. And the ordinance says that anybody who violates any part of the ordinance should be arrested, and we should do that. So that's something we do. And I'm going to bring that up to my Commissioner, that we have one guy that we've just been trespassing left and right, and I thought he had to be repeatedly — He had to get trespassed, but all he has to do is show that he's been violating this. So, I'll send that to my Commissioner.

**MICHAEL NAFT**

Thank you very much. This concludes the meeting of the Clark County Zoning Commission. Have a good day.

**END PUBLIC COMMENTS**

There being no further business to come before the Board at this time, at the hour of 10:17 a.m., the meeting was adjourned.

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

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

[ONLINE MEETING LINK](#)

**APPROVED:** /s/ Michael Naft  
MICHAEL NAFT, CHAIR

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