



togetherforbetter

Board of County Commissioners

Clark County, Nevada

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

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, June 4, 2025:

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

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

The meeting was called to order at 9:02 a.m. by Chair Segerblom with the following members present:

Commissioners Present:

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

Absent:

Justin Jones

Also Present:

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

SEC. 2. PUBLIC FORUM

1. Public Comment

TICK SEGERBLOM

Good morning. This is the resumption of the Clark County Commission. Today is our Zoning meeting for Wednesday, June the 3? June the 4? June the 4. Director Real.

SAMI REAL

Good morning, Commissioners—

TICK SEGERBLOM

They took away your sign.

SAMI REAL

The first item on the agenda is public comment.

TICK SEGERBLOM

This is the first period for public comment. Anyone wish to speak on item on the agenda? Come forward now. Seeing no one, we'll close the period for public comment and turn it over to the director.

SEC. 3. AGENDA

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

ACTION: APPROVED.

SAMI REAL

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

Withdraw:

- Item 7, UC-25-0308.

Hold to the June 18, 2025, Zoning meeting:

- Item 33, VS-25-0305
- Item 34, WS-25-0306
- Item 36, PA-23-700043
- Item 37, ZC-23-0812
- Item 38, VS-25-0212
- Item 39, WS-25-0213
- Item 40, TM-25-500052
- Item 49, PA-25-700016
- Item 50, ZC-25-0215
- Item 51, VS-25-0217
- Item 52, WS-25-0216
- Item 53, Tentative Map, TM-25-500054
- Item 54, ZC-25-0297
- Item 55, VS-25-0299
- Item 56, WS-25-0298

Hold to the July 2, 2025, Zoning meeting:

- Item 18, ZC-25-0171
- Item 19, VS-25-0173
- Item 20, DR-25-0172
- Item 32, UC-25-0219

Hold to the August 6, 2025, Zoning meeting:

- Item 46, PA-25-700008
- Item 47, ZC-25-0107
- Item 48, DR-25-0108

And then hold no date:

- Item 30, UC-25-0033
- Item 35, WS-25-0204.

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 7, 18, 19, 20, 30, 32 through 40, and 46 through 56, the agenda stands ready for your approval.

TICK SEGERBLOM

Is there anything left?

SAMI REAL

There's a few.

MOTION

WILLIAM MCCURDY II

Mr. Chair, with those corrections read into the record, I move approval of the agenda.

TICK SEGERBLOM

There's a motion. Cast your vote. Commissioner Jones is absent but excused.

VOTE

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

VOTING NAY: None

ABSENT: Justin Jones

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

3. **Approval of minutes. (For possible action)**

ACTION: APPROVED.

SAMI REAL

The third item on the agenda is the approval of the minutes. The minutes of May 7, 2025, Zoning meeting are ready for approval.

MOTION

WILLIAM MCCURDY II

I move approval.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: Justin Jones

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 29

ACTION: APPROVED.

SAMI REAL

Next are the routine action items, which consist of Items 4 through 29, except items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, staff has the following requests:

- Item 8, WC-25-400049, or ZC-0576-99. Remove the word vacant from the first Comprehensive Planning condition.
- Item 23, DR-25-0287, add a Public Works condition requiring full off-site improvements.

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

MOTION

WILLIAM MCCURDY II

I move approval of the routine action items and to include the changes read into the record.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: Justin Jones

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

4. DR-25-0292-PARIS LV OPERATING CO, LLC:

DESIGN REVIEW for exterior modifications in conjunction with an existing resort hotel (Paris Las Vegas) on 24.01 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Flamingo Road within Paradise. JG/rr/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 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

- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Las Vegas Boulevard Phase E&F improvement project;
- 90 days to record said separate document for the Las Vegas Boulevard Phase E&F improvement project;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.

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.

5. SDR-25-0294-PARIS LV OPERATING CO, LLC

SIGN DESIGN REVIEW for modifications to a previously approved comprehensive sign plan in conjunction with an existing resort hotel (Paris Las Vegas) on 24.01 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Flamingo Road within Paradise. JG/rr/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.

6. AR-25-400008 (UC-22-0426)-DHARAM & VIJAY PAL TRUST:

HOLDOVER USE PERMIT SECOND APPLICATION FOR REVIEW for a school in conjunction with an existing office and retail shopping center on 0.8 acres in a CG (General Commercial) Zone and a CP (Office and Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Ford Avenue within Paradise. MN/nai/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Remove the time limit.

7. UC-25-0308-ALDABBAGH SAM:

USE PERMIT to allow a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; 2) allow non-standard improvements in right-of-way; and 3) alternative driveway geometrics in conjunction with a proposed parking lot on 1.37 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South and the south side of Dewey Drive within Paradise. JG/bb/kh (For possible action)

ACTION: WITHDRAWN.

8. WC-25-400049 (ZC-0576-99)-FORT APACHE DOMINUS, LLC:

WAIVER OF CONDITIONS of a zone change restricting the maximum density to 15.02 dwelling units per acre in conjunction with an existing multi-family residential development and a daycare on 16.9 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Tropicana Avenue and the east side of Tee Pee Lane within Spring Valley. JJ/lm/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Record perpetual cross access, ingress/egress, and parking easements/agreement for the multi-family development and the portion of the property containing the daycare center, unless a waiver of development standards to reduce parking is required and obtained for the daycare site.

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.

9. ZC-25-0289-FORT APACHE DOMINUS, LLC:

ZONE CHANGE to reclassify a portion of 16.3 acres from an RS3.3 (Residential Single-Family 3.3) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Tee Pee Lane between Tropicana Avenue and Tompkins Avenue within Spring Valley (description on file). JJ/rk (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

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

10. PA-25-700015-HMRT CSIM-BLUE DIAMOND, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Corridor Mixed-Use (CM) on 4.71 acres. Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise. JJ/mc (For possible action)

ACTION: ADOPTED (RESOLUTION R-6-4-25-1).

11. ZC-25-0210-HMRT CSIM-BLUE DIAMOND, LLC:

ZONE CHANGE to reclassify a 4.71 acre portion of an 8.31 acre site from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Cimarron Road and Blue Diamond Road within Enterprise (description on file). JJ/mc (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

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

12. PA-25-700017-9 OF A KIND, LLC:

PLAN AMENDMENT to redesignate the land use category from Public Use (PU) to Compact Neighborhood (CN) on 32.36 acres. Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane within Sunrise Manor. TS/mc (For possible action)

ACTION: ADOPTED (RESOLUTION R-6-4-25-2).

13. ZC-25-0220-9 OF A KIND, LLC:

ZONE CHANGE to reclassify 32.36 acres from a PF (Public Facility) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane within Sunrise Manor (description on file). TS/mc (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 161-10-202-001; 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 the District is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

14. PA-25-700018-JAB HOLDING, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 0.46 acres. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor. MK/gc (For possible action)

ACTION: ADOPTED (A REQUEST FOR RECONSIDERATION HAS BEEN SCHEDULED FOR THE JUNE 18, 2025, BOARD OF COUNTY COMMISSIONERS MEETING).

15. ZC-25-0221-JAB HOLDING, LLC:

ZONE CHANGE to reclassify 0.46 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor (description on file). MK/gc (For possible action)

ACTION: APPROVED (A REQUEST FOR RECONSIDERATION HAS BEEN SCHEDULED FOR THE JUNE 18, 2025, BOARD OF COUNTY COMMISSIONERS MEETING).

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 #0113-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

16. VS-25-0222-JAB HOLDING, LLC:

VACATE AND ABANDON a portion of a right-of-way being Lake Mead Boulevard located between Christy Lane and Linn Lane within Sunrise Manor (description on file). MK/md/kh (For possible action)

ACTION: APPROVED (A REQUEST FOR RECONSIDERATION HAS BEEN SCHEDULED FOR THE JUNE 18, 2025, BOARD OF COUNTY COMMISSIONERS MEETING).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

17. WS-25-0223-JAB HOLDING, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.

DESIGN REVIEW for a proposed retail building on a portion of 0.92 acres in a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 125 feet east of Christy Lane within Sunrise Manor. MK/md/kh (For possible action)

ACTION: APPROVED (A REQUEST FOR RECONSIDERATION HAS BEEN SCHEDULED FOR THE JUNE 18, 2025, BOARD OF COUNTY COMMISSIONERS MEETING).

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2025 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

18. ZC-25-0171-SEABASS REALTY, LLC:

HOLDOVER ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the north side of Maule Avenue, 860 feet east of Spencer Street within Paradise (description on file). JG/mc (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JULY 2, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

19. VS-25-0173-PRUDENTIAL, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise. (description on file). JG/rg/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JULY 2, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

20. DR-25-0172-PRUDENTIAL, LLC:

HOLDOVER DESIGN REVIEW to expand a transportation service facility on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 1,200 feet west of Eastern Avenue within Paradise. JG/rg/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JULY 2, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

21. ZC-25-0281-NAMAZ, LLC:

ZONE CHANGE to reclassify 3.71 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way 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 #0398-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

22. ZC-25-0309-4400 NLVB, LLC:

ZONE CHANGE to reclassify 0.52 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone. Generally located on the east side of Las Vegas Boulevard North and south side of Craig Road (alignment) within Sunrise Manor (description on file). MK/rk (For possible action)

ACTION: APPROVED.

23. DR-25-0287-4400 NLVB, LLC:

DESIGN REVIEW for a vehicle maintenance and repair facility on 0.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located on the southeast corner of Las Vegas Boulevard North and the south side of Craig Road (alignment) within Sunrise Manor. MK/sd/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

24. ORD-25-900250: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Paramount NA LLC for a single-family residential development on 2.67 acres, generally located west of Arville Street and north of Rush Avenue within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5261).

25. ORD-25-900266: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Selco Land Holdings LLC for a minor training facility with accessory retail uses on 1.8 acres, generally located north of Sunset Road and west of Tenaya Way within Spring Valley. MN/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5262).

26. ORD-25-900273: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Stone Land Holdings, LLC for a single-family residential development on 2.5 acres, generally located north of Pebble Road and west of Redwood Street within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5263).

27. ORD-25-900274: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Mithrandir LLC for a vehicle maintenance and repair facility on 5.0 acres, generally located south of Maule Avenue and east of Redwood Street within Enterprise. MN/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5264).

28. ORD-25-900287: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Hancock Foundry Vegas LLC for an office/warehouse development on 2.14 acres, generally located west of Pioneer Way and south of Teco Avenue within Spring Valley. MN/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5265).

29. ORD-25-900288: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings LLC for a single-family residential subdivision on 7.55 acres, generally located west of Valley View Boulevard and north of Richmar Avenue within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5266).

SEC. 5. NON-ROUTINE ACTION ITEMS 30 THROUGH 58

30. UC-25-0033-TOMPKINS PLAZA, LLC:

HOLDOVER USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) increase maximum parking; 4) modify residential adjacency standards; 5) allow attached sidewalks; and 6) reduce throat depth.

DESIGN REVIEW for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone. Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD- NO DATE, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON AN AGENDA).

31. UC-25-0112-STASIS FOUNDATION:

AMENDED USE PERMITS for the following: 1) banquet facility (no longer needed); 2) recreational and entertainment facility; 3) museum; and 4) caretaker unit.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce buffering and screening; 3) increase wall and fence height; 4) allow nonresidential vehicular access to a residential local street (no longer needed); 5) reduce parking; 6) reduce access gate setback; 7) reduce throat depth; and 8) permit existing residential pan driveways where commercial curb return driveways are required.

DESIGN REVIEWS for the following: 1) banquet facility (no longer needed); 2) recreational and entertainment facility; 3) museum; 4) caretaker unit; and 5) alternative landscape plan (no longer needed) on 1.05 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 1 year to review from the date a business license is issued;

- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance;
- Driveways to be reconstructed to meet minimum standards for commercial driveways;
- No signs, structures, and landscaping shall encroach into public right-of-way, easements, or sight-visibility zones.

Clark County Water Reclamation District (CCWRD)

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

WAIVER OF DEVELOPMENT STANDARDS #8 WAS DENIED.

SAMI REAL

Next is Item 31, UC-25-0112. Amended use permits for the following: a banquet facility, which is no longer needed; recreational and entertainment facility; museum; and a caretaker unit. Waivers of development standards for the following: reduce street landscaping; reduce buffering and screening; increase wall and fence height; allow non-residential vehicular access to a residential local street, which is no longer needed; reduce parking; reduce access gate setback; reduce throat depth; and permit existing residential pan driveways where commercial curb return driveways are required. Design reviews for the following: a banquet facility, which is no longer needed; recreational and entertainment facility; museum; caretaker unit; and alternative landscape plan, which is no longer needed on 1.05 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise.

TICK SEGERBLOM

Good morning.

JIM DIFIORE

Good morning, Chairman Segerblom, and the rest of the Commissioners. My name is Jim DiFiore from DiFiore Consulting and Business Services on behalf of the applicant, the Stasis Foundation. With me is Frankie Lewis and she will be giving a short presentation on what the property is consisting of and has pictures to show you about the property.

FRANKIE LEWIS

(Inaudible) Segerblom and the rest of the Commissioners.

TICK SEGERBLOM

If you can —there should be a microphone you can hold.

FRANKIE LEWIS

Okay.

TICK SEGERBLOM

Or there's a —is there a—use this one.

FRANKIE LEWIS

Oh, here we go. Thank you. Again, my name is Frankie Lewis, 613 Capstone Court, Henderson, Nevada. I am the local representative handling the activities at the Underground Mansion. I do not own the Las Vegas Underground House, so this is not my application, but I am representing the owners for activities at the property. And I've been there for eight years, so I'm familiar with the property and would like to share with you some ideas about the property. This first overview that I'm sharing with you shows the location of the property as well as the contracted parking lot that we've arranged for across the street for additional parking as needed. And we do have insurance on that as well. You can see that the Riverbend apartments are just north of that, and that Clark County Services is just south of the Underground Mansion property. And so, this is the location of the property. We have noted a potential future crosswalk for when the water mains are replaced on Spencer Street. They're under construction right now. So that's the overview of the location of the property.

And a little history about the property. Our goal is to provide historical services, private historical tours to educate the public about the very special history of this property. Jerry and Mary Henderson built this over 50 years ago for over \$10 million. And the Underground Mansion is 26 feet below ground, 16,000 square foot space with a swimming pool, spas, 6,000 square foot house. It's quite an amazing property. And they, Jerry and Mary Henderson, were dedicated to Underground World Homes Corporation and sharing the idea of bunkers and safety underground for anybody in the United States back in the Cold War days. But when Jerry built it in Las Vegas, this was his third underground home and he built it for safety, security, privacy, cleanliness, more so, than as a bunker. At that point, he already owned Underground World Homes Corporation, so he was familiar with the business of that.

So that's a little bit of Jerry and Mary and he had a lot of airplanes. They used to fly a lot. This is the Underground House as it sits today. You can see beyond the fence. The house itself shows a two-story on top. That was built in the eighties and nineties. There was three separate decades of construction. The underground itself was built in the seventies. When Jerry died, his wife built the back half of the two-story. And when she died, the next owner built the front half of the two-story. So, three separate decades of construction, but the Underground Mansion has been preserved as original and the above ground two-story is also as built back when they built that. There's a tunnel in the back of the property that's still there today. Imagine Dragons used it in their music video. The original two-car garage is on the side of the property, and you can see that here. And that's still in place as well.

The entry to the Underground is hidden through the front entrance of the house itself. So, you can see here that it goes into a hallway and it's kind of tricky to understand until you see these photographs. So, when you get to the property and you pull up onto the parking lot, there's a walkway here that goes into a foyer, that goes to a hallway that goes to the stairwell. So, you're actually in the middle of the two-story house, but in just the hallway. There's no other visible areas from the entrance to the Underground 'til you get to the elevator or the industrial stairwell going downstairs.

And then here's some teaser photos of the Underground itself. So, when you get downstairs, you can see double doors going into this big 6,000 square foot mansion in the bottom of the Underground. The ceilings are 12 feet tall. People that say they're claustrophobic have never been claustrophobic down there. It's very, very spacious. There's a swimming pool, there's a putting course, there's ping pong, billiard room, wet bar. It's a very big area. This is Mary's formal bathroom and part of the kitchen. Just a few more quick photos. Then we'll get back to business. So, this is the great room. There's JennAir barbecue underground.

Mary really liked pink. She had a lot of pink. So, this is her bedroom and bathroom. So, it's a very luxury mansion all built underground. The two-story house on top is pretty plain. This is the tunnel that is an emergency exit behind the swimming pool that comes out to the little tunnel that you saw at the beginning. This is a dance floor. There's a piano underground, a wood-burning fireplace. All of the trees are actual sculptures covering 12-by-12 steel columns that are part of the support structures. And all of the walls are hand-painted murals, floor-to-ceiling, including the ceiling with handmade fluorescent paint for black light features at night. So, we can change it from night to day to sunrise to sunset throughout the whole space. This is one of the murals that's over 70 feet long on one wall near the dance floor. We've supported the Nevada Preservation Foundation two years in a row now for their fundraising events. So, they had a big bus tour fundraiser at the Underground Mansion and this was their bus parked out front. So, we like to have people come in groups like that. That's most helpful for the flow of guests.

This is another mural of Queenstown from one of Jerry Henderson's many properties that he had all over the world. So, the purpose of our use permits that we've applied for are the recreation permit and entertainment permit, a museum permit. And we have a media room, game room where we can show movies, we can use the billiard room, the ping-pong table, the swimming pool, dance floor, and have a variety of different events for recreation. Entertainment, there's a small area next to the pool that we could use as a stage for concerts. We could do fashion shows, modeling events, murder mystery. We have a partner that wants to do murder mystery events down there. That's pending everything else.

And then for the museum aspect, we would like to offer historic tours for the public to learn about the vast history of this house. There's more than I could share in an hour and a half, so we won't go there today. Educational field trips. We're very strong in supporting our community and we'd like to be able to offer, for free, to the schools to be able to set up private educational field trips for the kids to see this special location, and for college students as well. We'd like to do fundraising events for local nonprofits, and we've talked to a few and have a long list of people who would like to coordinate that with us. And then employment opportunities for both interns and underemployed seniors or anyone else underemployed in Las Vegas. The nature of the property allows us to have flexible schedules and part-time staff so we could work with a variety of people for that purpose.

And then of course, educational programs. We have some partners that are expert photographers that would like to do photography workshops with models set up in different rooms in the underground and teach the photographers who come in for the workshops how to do the lighting and how to set up the models. And we would have it all pre-staged.

And of course, the historic preservation of this special property. My mission for eight years has been to save this place. I'm hoping no one turns it into a laboratory, a strip club or anything else. We want to really save this special time capsule cause [because] it's the last unicorn on earth. There was only four Atomitats ever built, and this is the last one and it's the only one accessible, so it's a very special property. Atomitat stands for atomic habitat. That was a patented name from the architect who won the competition in Texas with the Department of Defense in the 1950s. So that's a little history about the house and what our goals are.

TICK SEGERBLOM

All right. If that completes your presentation, this is a public hearing. Anyone wishing to come forward on this item? Good job, guys. Anyway, I'll close the public hearing and see if anyone has any questions. Commissioner Gibson and I can actually remember when we were young going under the desk at school, so we remember the nuclear days. So, for those of you that are too young to appreciate that, these were actually viable houses that people thought they might have to live underground after the nuclear war happened. So, it is very cool to redo the history. There are a couple of conditions. I think you've worked with Public Works. But Antonio, do you want to tell them?

ANTONIO PAPAIZIAN

Thank you, Commissioner. First of all, we believe it's imperative that they reconstruct the driveway, the northerly driveway on Spencer. It's only 18 feet wide. Two trucks cannot ingress/egress at the same time. So, there's some access issues, traffic issues there. They are going to have to move a portion of their wall, as you cannot waive the site visibility zones. The site visibility zone is there so that you could egress the property safely when you come onto Spencer. So, we would like them to reconstruct the driveway to meet our minimum standards. It is going from residential to commercial and we believe it's imperative they reconstruct the driveway. The driveway works for residential. It doesn't work for commercial.

TICK SEGERBLOM

And as far as the exterior parking lot across the street and the walkway, is that going to be part of the traffic study?

ANTONIO PAPAIZIAN

So, they will have a traffic study. They can't just install a mid-block crosswalk along Spencer. Spencer is a busy street, and their traffic study would have to show that it is warranted, that the crosswalk at Spencer is warranted.

TICK SEGERBLOM

And I know Spencer is under construction, so please work with me as far as, you won't have to do that until the construction is finished. But Jim, did you have any questions?

JIM DIFIORE

Well, just a clarification. The property is remaining residential. But as I understood it, because it's going to be used as a commercial use, that's why the conditions were just stated on record?

TICK SEGERBLOM

Correct. That's part of your business license.

JIM DIFIORE

I do have some submittals that I would like to put on part of the record, if that's okay.

TICK SEGERBLOM

Yes.

JIM DIFIORE

Yes. We had a neighborhood meeting on May 23, and we had 63 neighbors in attendance. And Frankie gave the presentation to them at that time, and we had no opposition to what we were doing. We have removed the commercial use for processing. We have closed off the Kamden Way exit and only use for

emergency purposes only. So, we've tried to work with the neighbors as much as we can to comply with their concerns.

TICK SEGERBLOM

Great. And to that end, I do have one condition. That is after you get the business license, we would like to have a review in one year just to make sure that the neighbors are not impacted by people parking back in the neighborhood. But this has been on the table since I've been here. It's fantastic that you finally get to a place where we can do this. And I do want the world to be able to see it without impacting the neighborhood. So, thank you so much for preserving it and enhancing it.

JIM DIFIORE

Thank you.

MOTION

TICK SEGERBLOM

With that I'd make a motion to approve.

ANTONIO PAPAZIAN

Commissioner, just for clarification then, are we denying waiver standard number 8 for that residential pan driveway?

TICK SEGERBLOM

Yes.

ANTONIO PAPAZIAN

Thank you.

VOTE

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

TICK SEGERBLOM

All right. That motion carries. Thank you so much.

JIM DIFIORE

Thank you.

TICK SEGERBLOM

And I can't wait to visit.

32. UC-25-0219-AMIGO REALTY CORP:

HOLDOVER USE PERMIT for vehicle maintenance and repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) alternative driveway geometrics.

DESIGN REVIEW for an existing vehicle maintenance and repair facility on 0.96 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jud/cv (For possible action)

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

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT).

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

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT).

35. WS-25-0204-Dragon JJ, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow existing attached sidewalks to remain.

DESIGN REVIEW for a proposed expansion to an existing shopping center on a 0.96 acre portion of a 2.78 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Sunset Road and the east side of Decatur Boulevard within Paradise. MN/hw/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD- NO DATE, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON AN AGENDA).

36. PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:

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

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT).

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT).

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT).

39. WS-25-0213-ROOHANI KHUSROW FAMILY TRUST:

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT).

40. TM-25-500052-ROOHANI KHUSROW FAMILY TRUST:

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

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT).

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

41. PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.14 acres. Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-6-4-25-3; COMPANION ITEMS 42, 43, 44, AND 45).

SAMI REAL

Next are companion Items 41 through 45.

- Item 41, PA-23-700051. Holdover plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.14

acres. Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise.

- Item 42, ZC-23-0879. Amended holdover zone change to reclassify 2.14 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as an R-E (Rural Estates Residential) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as R-1 (Single-Family Residential) Zone). Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise.
- Item 43, VS-25-0285. Vacate and abandon easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and between Haven Street (alignment) and Giles pie Street; and a portion of right-of-way being Giles pie Street located between Silverado Ranch Boulevard and Pyle Avenue within Enterprise.
- Item 44, WS-25-0284. Waivers of development standards for the following: modify residential adjacency standards; and increase retaining wall height. Design review for a proposed single-family residential development on 2.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise.
- Item 45, TM-25-500070. Tentative map consisting of 8 single-family residential lots and common lots on 2.14 acres and an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise.

TICK SEGERBLOM

Good morning.

ROBERT CUNNINGHAM

Good morning. Robert Cunningham, 6030 South Jones Boulevard with Taney Engineering representing the applicant. First, I'd like to point out where our site's at. It sits in a unique area. Directly to the north of us is existing Silverado Ranch Park, specifically the dog park portion of Silverado Ranch. On a portion of our property just to the north of us is the power line that heads to Pahrump. There's a power easement that runs on the north side of our property that encumbers a punch of our property there. And then to the south of us is existing residential homes. And same to the east of us is Giles pie. And then we have two residential developed homes to our west.

We were here about a year ago requesting to do a plan amendment and zone change without plans. Subsequent to that, we held everything at the request of the County Commission and went back, developed plans and have gone through a very lengthy process to get here today before you. It's been almost a year since we were back before you. So, what we're having to do is requesting, is the same thing that we requested before with the land use amendment to change this from what is allowing two units per acre to allowing up to five units per acre.

But we're not requesting five units per acre. The same land use exists in pockets in this area spread throughout the area. The zoning that we're asking for is RS5.2. And RS5.2 is in, we're located in this area right here. The yellow is the RS5.2 zones. The RS3.3 is in orange. So, you can see this area as you get to the park is kind of a mix of different zonings in the immediate area. The site plan and tentative map. If you could zoom out just a little bit. I brought a full-size one so we could see.

There we go. Thank you. We're proposing to have eight lots on a cul-de-sac street coming off of Giles pie. These eight lots, we initially started with much higher. It was 12 initially. Then we dropped to 10 and now we're at eight. And we think this eight makes sense for compatibility uses with the adjacent neighborhoods and what's directly adjacent to us. I'm going to walk you through what we've done. Directly to the south of us are three lots. We have three lots almost lining up exactly with these three lots

directly to the south of us. Directly to the west are two lots. We have two lots buffering both of the west lots. All of these lots that I just pointed out are at least 10,000 square foot in size or greater.

To the north where we are encumbered by this power easement right here, and then directly north of that is the dog park. We're proposing four lots right here that are approximately 5,300 to 5,500 square foot in size. We have asked for waiver. County code requires that this lot here because it's adjacent to what they deem Neighborhood Protection (RNP) Overlay property to the other side of Giles pie be 10,000 square foot in size. I would say this, that if we included the street, the landscape buffer and the easement, this lot would exceed that 10,000 square foot in size. But I'd also like to point out that the lots directly across the street are a little denser and a little smaller than your traditional half-acre or 20,000 square foot lots. I believe these lots are in the neighborhood of about 10,000 square foot in size. So, we believe that this waiver for this just one lot here is appropriate for this development considering it's adjacent to the dog park, adjacent to a 80-foot right-of-way, and adjacent to a power easement. So, there's not any direct property of this touching any other development.

The other waivers that we requested, there's a little wash that goes through our property right through here. There's a area back in here where we're going to need to fill the property about a half a foot higher than county code requires. So, we've requested to go up to three and a half feet of fill and a three and a half foot of retaining wall in this general vicinity. We're trying to keep that as low as possible. Three feet is the maximum the county allows.

The homes that are proposed for this site are proposed by Richmond American Homes. They are two story and they're approximately 3,000 square foot in size. They all have three car garages. There's one model that has an RV garage or it can double as two end-to-end garages, and then they have a separate two car garage adjacent to it in a swing-in fashion. Let me show you that. Here's the front elevation of that home. So, you can see here's the RV garage and then in the front there's windows on the side of the garage that you would swing in. And this home measures about 3,000 square feet. The other home has a three-car garage on it. So, there's three cars that you would park right into. It's also three car or 3,000 square feet in size and it is also two-story. Here's the front elevation of it. So, you can see the traditional three-car garage on it. The reason I point that out is that there's ample parking. Each of the driveways would have the ability to park at least three cars, if not more, in it on top of the garages that would have three-car parking as well. And then there's also on street parking, so there should not be any kind of parking concerns.

I know that there's some neighbors here that would like to speak, so I would like to reserve the rest of my presentation to address any comments or concerns that they bring up. Thank you very much.

TICK SEGERBLOM

Thank you. This is a public hearing. Anyone here wishing to speak on this item, please come forward. State your name and spell your last name and then tell us what's going on.

BERT ANZAI

Yes. My name is Bert Anzai. It's spelled A-N-Z-A-I. I live at 219 Wellspring Avenue across the street in Wellspring West Wellington Estates. From the beginning we oppose the density of this development. We have no objection to maximum of six units on this less than two acres because the easement will take up a good portion of the northern properties and these narrow lots on the north side. There's no parking on Giles pie. You're going to end up with difficulty in this cul-de-sac with vehicles with these narrow lots. And we just are trying to maintain the integrity of the neighborhood. The Wellspring Estates to the south, they match the three lots. To the west, our West Wellington Estates are much larger, I mean are comparable. And if we just have six units that we've requested from the start, we have no objection. But with eight,

excuse me, with eight units like this, we have opposed this from the beginning, that it was too many units on less than two acres of usable land.

TICK SEGERBLOM

All right. Thank you so much.

BERT ANZAI

Thank you.

TICK SEGERBLOM

Anyone else here wishing to speak?

JOHN WARDLE

Hello, I'm John Wardle at 171 Wellspring. I live in the development right to the south. One thing I did want to say is he mentioned that the units across the street have a 10,000 square foot lot. And he's saying if you add the easement and all that stuff, it increases it to 10,000. The lot that's across the street that's next to the easement, it's 10,500 ignoring the easement. So, I don't understand why he should be allowed to include the power easement in his square footage of his lot. Doesn't make a lot of sense. They didn't do it across the street. And generally, these would be the only lots under 10,000 in the north, south, east, west. So why are they being allotted just because a pocket four miles away has it? So anyway, thank you.

TICK SEGERBLOM

Thank you. Anyone else here wishing to speak? Seeing no one, we'll close the public hearing. Then we're going to go on up and turn it over to Commissioner Naft.

MICHAEL NAFT

Thank you, Mr. Chairman. Mr. Cunningham, is there anything further you wanted to add or respond to?

ROBERT CUNNINGHAM

The only thing I'd like to show, I guess, is the aerial of where we're at. The lots that we have that are not 10,000 square feet are in this area. Just to point it out, it would be adjacent to that power easement. And you can see the adjacent easement on the property, how it comes through here, it basically impacts this portion of our property that would butt up to power lines and then a dog park on the other side. So, while they're not quite 10,000 square feet, if we included all of those areas that we could use, which obviously you can't, the size would get much larger. So that's why we're asking for some relief in that area. And the county is only requiring us to file a waiver on that one lot on the size because of adjacency.

MOTION

MICHAEL NAFT

Thank you. So, for me, and I appreciate everybody's involvement with this for a long time. For me, the applicant's—two things. One, the reason it took so long to get to this point is as Mr. Cunningham alluded to, I wouldn't allow it to proceed without site plans and without a design. I wanted to know exactly what we were going to be getting here. I think that was, at least from my perspective, hopefully from the neighbors, well worth the wait because I think you're going to end up with a much better product because of that. You've got a quality design and builder here that has a lot of experience in this immediate neighborhood and fitting into this neighborhood. The one-to-one ratio up against the pre-existing lots makes a lot of sense to me with the exception of the park, which is highly utilized, as you

know. I think, I know I see a couple of you in the community center pretty regularly and so that just makes perfect sense to me.

I disagree with the assertion that there will be parking issues. I'm usually pretty sensitive to any parking challenges. You're not going to have parking challenges in this neighborhood. I just don't believe that's going to happen. If it does, you've got my word, you can call on me because I just feel very strongly that you're not going to have that given the lot sizes here. And then just lastly, this is pretty compatible with the side of the street it's on. Giles pie is an 80-foot right-of-way. That's a pretty far distance from lot to Wellspring. And so, I understand it's across the street. It's not 80 foot right now, but that is a 80-foot right-of-way and arterial that's continuing to gain connectivity.

So, I am comfortable with the application. I do think we're in a much better place than we started with quite a long time ago. I think the density is, while I understand it's not perfect, there is matching RS5.2 in the immediate area and so I do support it and I'm prepared to move for approval of Items 41, 42, 43, 44 and 45 with the conditions that have been placed on the application.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: Justin Jones

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

ROBERT CUNNINGHAM

Thank you very much. Have a good day.

TICK SEGERBLOM

Thank you for coming out.

42. ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:

AMENDED HOLDOVER ZONE CHANGE to reclassify 2.14 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as R-E (Rural Estates Residential) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single Family Residential) Zone). Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise (description on file). MN/gc/ng (For possible action)

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

CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

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

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

43. VS-25-0285-SILVER GILESPIE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and between Haven Street (alignment) and Giles pie Street; and a portion of right-of-way being Giles pie Street located between Silverado Ranch Boulevard and Pyle Avenue within Enterprise (description on file). MN/md/kh (For possible action)

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

44. WS-25-0284-SILVER GILESPIE, LLC:

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

DESIGN REVIEW for a proposed single-family residential development on 2.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/md/kh (For possible action)

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0086-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

45. TM-25-500070-SILVER GILESPIE, LLC:

TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 2.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Gilespie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/md/kh (For possible action)

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street shown as Braco shall have the suffix of Court.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0086-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

46. PA-25-700008-PACIFIC CLASSIC, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Business Employment (BE) on approximately 5.05 acres. Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise. JJ/rk (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 6, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON AN AGENDA).

47. ZC-25-0107-PACIFIC CLASSIC, LLC:

HOLDOVER ZONE CHANGES for the following: 1) reclassify approximately 4.17 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone; and 2) reclassify approximately 5.05 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/rk (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 6, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

48. DR-25-0108-PACIFIC CLASSIC, LLC:

HOLDOVER DESIGN REVIEW for a commercial complex consisting of restaurants with drive-thru and retail buildings on a 4.17-acre portion of a 9.22-acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the east side of Hinson Street within Enterprise. JJ/rg/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 6, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT).

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT).

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT).

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

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

DESIGN REVIEW for a proposed single-family residential development on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rr/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT).

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

TENTATIVE MAP consisting of 115 single-family residential lots and common lots on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rr/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT).

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT).

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT).

56. WS-25-0298-DANRAY REVOCABLE LIVING TRUST ETAL & SEID DANIEL KONG TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) waive full off-site improvements; and 4) reduce driveway approach distance. DESIGN REVIEW for an outside storage yard with a membrane shade structure on 4.12 acres in an IL (Industrial Light) Zone. Generally located on the southeast corner of Hinson Street and Cullen Avenue within Sloan. JJ/gc/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT).

AGENDA ITEM

57. AG-25-900254 HOLDOVER: Discuss temporary Off-Premises For Sale Signs; and direct staff accordingly. (For possible action)

ACTION: WITHDRAWN.

SAMI REAL

Next is Item 57, AG-25-900254. Holdover discuss temporary Off-Premise For Sale Signs; and direct staff accordingly. Commissioners, this was a request from Commissioner Segerblom to have a discussion item about temporary Off-Premise For Sale Signs. So, I will kick it over to Commissioner Segerblom.

TICK SEGERBLOM

Thank you. And I've talked to all the parties, and it doesn't seem to be a resolution that's possible. My understanding is we're not going to go out and try to proactively get rid of these existing signs. But having said that, unless they can come forward with a legal argument that allows us to do anything, I just withdraw it. And thanks everybody for allowing me to put it on the agenda for three times. And thanks to staff for looking at it closely. But with that I will just withdraw it. Thank you.

58. AG-25-900388: Discuss waiving fees relating to a future land use application at 1290 Westwind Road; and direct staff accordingly. AB/sr (For possible action)

ACTION: STAFF DIRECTED.

SAMI REAL

Okay. Next is Item 58, AG-25-900388. Discuss waiving fees relating to a future land use application at 1290 Westwind Road. Commissioners, if you recall, there was an application filed on this property and on November 20, 2024, a portion of the application was denied and that portion was related to allowing customers to come onto the site to purchase eggs that are hatched on site and then also to cuddle a cow. And so, Commissioner Becker had asked that we put this agenda item on so that they can have their application fees waived because they would like to file another application for the same proposal.

TICK SEGERBLOM

Good morning.

SCOTT REHM

Good morning.

JEANALIN REHM

Hi. We're back.

TICK SEGERBLOM

We're ready for some cuddles.

JEANALIN REHM

Yeah. Just want to say thank you again for the opportunity to allow us to try and apply again. As you guys know, it was devastating for us to get denied our egg stand and having customers come on site to pick up eggs. So, we were hoping that you guys would allow the waiver for the fees just because it's extremely expensive just to have customers on site. We originally paid \$1,300. Went through the whole six-month process. We did the six-month process including applying for the specialty permit, getting the disclosure form, doing—we have the LLC (Limited Liability Company), the business license. We have Nevada Department Agriculture inspection done. We have our producer certificate from them. We also have a animal control permit. We have our animal handlers permit, and we also got animal control approval. They came to our home. They even went to our off-site cow cuddle sessions just to make sure everything is well.

And we got the blessing from a bunch of neighbors. And even throughout the community, I shared our journey on social media, and we've got a lot of support throughout the community, throughout the city, the state even. It went countrywide and worldwide. And I wish I could share all the comments and love and support of how they wish that it was easier to start an egg stand here in Las Vegas. And my hopes is to be able to help advocate to make it easier to have a home use business occupation at home, especially just for homesteaders.

And we're also zoned to have chickens. We're zoned to have 20 chickens, two large livestock, but we can't have customers on site to pick up eggs. I was hoping it would be an easier process. And so, I've been working extremely hard to try and figure out how we could come up with a solution. I would love to be able to serve our community to have fresh eggs. And I also, because Scotty is a Marine Corps veteran, he does have PTSD (Post-Traumatic Stress Disorder). He doesn't like to say it, but he does. So, we have a lot of animals that are therapy trained. We have dogs that are fully certified as therapy dogs. And then two of them are, one's already service trained—Sorry.

MARILYN K. KIRKPATRICK

Can I ask a question? Because I worry for you because you're pleading your application case—

JEANALIN REHM

Yeah, okay.

MARILYN K. KIRKPATRICK

Which we don't want to hear that now. Right?

JEANALIN REHM

Okay.

MARILYN K. KIRKPATRICK

Because I think legally we couldn't.

JEANALIN REHM

Yeah, yeah.

MARILYN K. KIRKPATRICK

But I'm just wondering, this is for us to decide, right?

APRIL BECKER

Yes.

MARILYN K. KIRKPATRICK

And I agree with Commissioner Becker, myself.

APRIL BECKER

This is just to waive the fees because you did already pay \$1,300.

JEANALIN REHM

Yeah. Yeah.

APRIL BECKER

There's no reason to pay that again. Takes a lot of eggs selling to make that up. So, I would just like to see those fees waived. They've done everything. They've jumped through the hoops. They're great people and I'm excited to have you come forward and I don't think you should have to pay that again.

JEANALIN REHM

Yeah. Thank you. Sorry. I just wanted to justify (inaudible). Yeah. I was almost done.

MARILYN K. KIRKPATRICK

Well, I just don't want to make it where we can't vote on it at future because we've got to abstain or something crazy.

JEANALIN REHM

Yeah. Okay.

MARILYN K. KIRKPATRICK

But I support Commissioner Becker too, waive the fees.

TICK SEGERBLOM

I want to give you the money back. This is fantastic.

APRIL BECKER

So, I don't think we need to vote on that. I think we just—

MARILYN K. KIRKPATRICK

I think we're just directing Sami.

APRIL BECKER

Directing.

SAMI REAL

Correct. Just providing direction. No votes necessary.

APRIL BECKER

So, thank you.

JEANALIN REHM

Okay. Thank you, guys.

MARILYN K. KIRKPATRICK

Before we close out, I need to revisit an item that was on the consent agenda. Item 17.

TICK SEGERBLOM

(Inaudible) You're done. Thank you so much.

JEANALIN REHM

Okay, thank you.

TICK SEGERBLOM

And you won.

MARILYN K. KIRKPATRICK

They would like to hold it instead. There's some issues. So, I don't know what the protocol is to bring back that vote to hold the item.

ROBERT WARHOLA

Just hold the item.

SAMI REAL

And that would be 14 through 17. That's if it's Item 17.

MARILYN K. KIRKPATRICK

Yes. Tried to talk them out of it, but they want to hold it. So, we're going to hold it.

TICK SEGERBLOM

So is that a motion or—

ROBERT WARHOLA

We'll just place it on the next agenda.

TICK SEGERBLOM

All right.

ROBERT WARHOLA

Yeah.

TICK SEGERBLOM

Great.

MARILYN K. KIRKPATRICK

Sorry. Sorry.

SAMI REAL

So then that application will be held until June 18 and that's Items 14 through 17.

MARILYN K. KIRKPATRICK

And if I could just have the applicant reach out to our office so we can get with you on the throat depth piece.

PUBLIC COMMENTS

SAMI REAL

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

TICK SEGERBLOM

This is Al's period. Anyone wishing to speak in addition to Al, you can come forward and speak for three minutes on any item. We shut off the mic as soon as we saw you.

AL ROJAS

Yeah, I know you shut off. I talk too much. Okay. So, I got here late, but these were some of the items that I wanted to talk about. But you guys went through them pretty fast, but she did do 14 to 17 and I wanted to talk about that. I don't know what happened to Item 32. I got here late. Nobody talked about Item 32.

So anyways, I do want to give you guys an update on what's going on with these RVs (Recreational Vehicles). Went down to the, first Tuesday, Metro (Las Vegas Metropolitan Police Department) has confirmed that if you call and you see somebody living in an RV, they will go down there. That is a violation. So, with that said, we really feel that we're ready to attack as a community the problem that's going on on Desert Inn over by Boulder Station where we have about six or seven RVs there, two abandoned cars. We got about three encampments on the sidewalk. Okay. Now, Metro's position on this is that, well, these RVs are just going to go and then they're going to go somewhere else. Well, that's possibly true, but we don't want to congregate, create an environment where you can't even walk down the street. So, we're going to ask for the commissioners' help on this that we help Metro, at least get Metro to clean up the sidewalk, which they can. They do have authority on that to get those— because that is a violation in itself. And we're going to start reporting these guys.

Now, if these guys want to drive around and spread it out, that's fine, but we don't want to create an environment where you got graffiti on the wall, you got a bunch of homeless people on the street, you got a bunch of RVs that turn it into an RV park on the public street. And the laws are there, and the resources are there and the community engagement is there to monitor the situation and keep these guys moving and get these abandoned vehicles that are out there on the street. So, hoping that we get some cooperation on that. We have the resources. The laws are there. Nothing has to be rezoned. And hopefully we can get some, you say it takes a village, I say it takes a network. We're ready to build a network. We're ready to build a village. Let's do it. Let's clean up our community and let's make Las Vegas, Nevada a great place to live, which it is. That's why I'm still here. Thank you very much.

ROBERT WARHOLA

Hey, Commissioner Segerblom. I don't know if this is on. I just want to know for the record that Items 14 through 17 have to come back on the first meeting in July so we can re-notify it.

TICK SEGERBLOM

Good morning.

MIKE KOSOR

Good morning, Commissioners. My name is Mike Kosor, K-O-S-O-R. You may recall last meeting I came before you expressing concerns that I had raised with Commissioner Jones with regards to the commission, the county in particular not following through with development agreements in accordance with the statutes. I had anticipated getting a memo from the DA's (District Attorney) office, Mr. Warhola, and had not received it. That afternoon, I received that memo from Commissioner Jones. Unfortunately, the memo does not address the issue. The memo was whether or not parks had to be dedicated to the county. Now, while I disagree with the opinion of Mr. Warhola on that interpretation of the statute, that's not the issue. And I provided you all with a letter. Hopefully you have it. I have it here with me. Would like to have it put on the record if that's possible, that in fact there is a concern with the statute as it's been written and in your execution of it.

Look. I'm just wanting to get a good explanation as a citizen of Clark County, as to why you all believe you have not violated a law. That seems pretty straightforward. I've been asking this question for a long time. You have audit reports indicating that there were many issues with regarding to this development agreement. You have acknowledgment from the DA's office that in fact there were admissions made that actually did not exist. So, my question becomes, why can't I get a straightforward answer or response to this question? Seems pretty straightforward.

I shouldn't be required to come down here, have a one-way, three-minute conversation with the commission in order to get answers to a simple question. So, that's really why I'm here. Again, you have my letter. Hopefully you've had a chance to read it. I've got no response from anyone, to include my own commissioner, and simply would like to get an answer to what may be not just my problem but may be a general problem. Because I think if you go back and look at your RCT (Relevant Contracts Tax) taxes and the way you've been using them, another item I have requested audits of those taxes, you'll find that maybe there's some things there that probably need to be fixed. Let's call it that.

But I'd like some answers and would appreciate if I don't have to keep coming down here and having a one-way conversation with my own commissioners. But I do thank you all for listening. You were very attentive. So, thank you very much.

TICK SEGERBLOM

Thank you. Anyone else wishing to speak?

MARILYN K. KIRKPATRICK

Mr. Chairman, I would like to make a public comment. So, I just want to remind the Commission that we worked and supported with a couple of assembly folks from both Reno and Max Carter specific to the east side on these RVs because we know that they're a problem as well as the big trucking issues. So, we are working to address them. Hopefully the governor signs the bill that will allow us to tow and crush the vehicles that are unworthy at this point. Because there's a couple issues that on Facebook, the conversation ever is had and I'm tired of getting browbeat for not doing anything when we have been doing plenty for the last year. So, I just want to make it on my public comment is one, the issue is this. Many instances, these things go to the tow yard and then there's no one that ever pays for them. So, they have to, by statute, stay there for 90 days and then somebody has to. But then there's nothing to do with them. So, it makes it hard for the towing companies to want to come and get them regardless of when the constable goes out and tags them. We tagged them all day long, but there's nowhere to put them in the tow yards, which I can say that because I have most of the tow yards in my district. And what happens is the tow companies just put them in the right-of-way, which creates a whole nother problem. Maybe they're out of that neighborhood, but now they're a problem in this neighborhood.

Secondly, many of these abandoned vehicles, we have to work with the DMV (Department of Motor Vehicles) to prove that they're not stolen, and we have to go through this whole rigmarole. And that takes time. And then at the same time, a lot of these stolen vehicles have been stripped.

And so, then we can't even, we have to get a forklift and a crane and all these different things to try and move them, which it creates liabilities and a safety issue. So, it's a lot bigger than what people think. So, this session we worked, this commission supported working with everybody to figure out a way. So now the DMV is going to sign off very quickly on the stolen vehicle component of it. The towing companies are ecstatic because they don't have to store them, and they can crush the bad ones. We are working on the truck parking, where can they legally park. We didn't create these problems, right? Our sister cities created a lot of these problems with changing the zonings. But we're fixing them. And I'm tired of that conversation not being had because we are doing it. It takes time though. Rob and I worked on allowing the counties to be able to tow a car off a county property.

People forget the cities have this one line in their charter that says, "I can do whatever the hell I want as long as the legislature hasn't talked about it." We at the county have to go and get permission from the legislators. So, if you want to do something, go browbeat them for a while. They're on their way home. They got plenty of time now. We are working to try and address these are. We get it. But if this bill passes, then we'll be able to do some other stuff. If the constables can raise their fees to pay for it, we can do all that. So, I just am tired of, you pick on, Commissioner Segerblom and I get picked on the most because keyboard cowards, right? All day long you get on the keyboard and you can say all this crap that we're not doing but talk about the crap that we are doing because we get it and we're trying to fix it. But it takes time. So that's my public comment for the day.

TICK SEGERBLOM

All right. And should we all be calling the governor to get him to sign that bill or—

MARILYN K. KIRKPATRICK

Yeah, he has till Friday to sign it.

TICK SEGERBLOM

All right. All right. Seeing no one else, we'll close the— Actually, we'll adjourn forever until two weeks. And we're all going to come get some eggs.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 9:53 a.m., the meeting was adjourned.

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

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

[ONLINE MEETING LINK](#)

APPROVED: /s/ Tick Segerblom
TICK SEGERBLOM, CHAIR

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