

Board of County Commissioners

CLARK COUNTY, NEVADA

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COMMISSION CHAMBERS, GOVERNMENT CENTER
500 SOUTH GRAND CENTRAL PARKWAY
LAS VEGAS, NEVADA 89106
WEDNESDAY FEBRUARY 7, 2024

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Wednesday, the 7th day of February at the hour of 9:00 a.m. The meeting was called to order at 9:02 a.m. by Chair Segerblom and on roll call, the following members were present, constituting all the members:

CALL TO ORDER

CHAIR AND COMMISSIONERS:

Tick Segerblom
William McCurdy II
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
Michael Naft

Absent:

None

Also Present:

Robert Warhola, Deputy District Attorney
Sami Real, Director, Comprehensive Planning
Antonio Papazian, Manager, Development Review
JaWaan Dodson, Assistant Manager, Development Review
Michelle Hinkson, Deputy Clerk
Susan Wohlbrandt, Deputy Clerk

ITEM NO. 1 Public Comment

TICK SEGERBLOM Good morning. We're ready to start here. Commissioner Gibson is stuck in traffic, but he'll be here momentarily. So, with that said, we'll start with Miss Real.

SAMI REAL Good morning, Commissioners. The first item on your agenda is public comment.

SEGERBLOM This is the time set aside for public comment. If you wish to speak on any item that's on the agenda, feel free to come up now. Or if you want to speak on that agenda item later, you can, unless it's on consent. When you come up, please tell us the item you're speaking on and then, your name.

CLAYTON NIELSEN Clayton Nielsen, 6765 West Russell Road. I'm here regarding Items 31 and 32, and I just request they be pulled, so we can discuss them a little further.

SEGERBLOM Yeah, those items are going to be pulled, so that we can speak at that time.

NIELSEN Yep, thank you.

SEGERBLOM Thank you.

NIELSEN Anyone else here? Here comes.

JOSEPH HAVALDA My name is Joseph Havalda. Item Number 33. I have a question about your, for the Searchlight property, residential family things, they want to reclassify it for park and fire station. Is it going to increase my property tax? Or is it fire people going to purchase it?

SEGERBLOM Which item is that?

MICHAEL NAFT Chairman, I'd be happy to discuss it with you. The item won't be pulled and heard separately, but if you go introduce yourself to Tiffany, we could happily discuss it with you.

SEGERBLOM Alright.

HAVALDA Thank you.

SEGERBLOM Yeah, you'll speak to Tiffany over there.

Alright, anyone else here wish to speak on public comment? Seeing no one else, we'll close the public comment and turn it over to Miss Real.

ACTION: No action taken by the Board.

ITEM NO. 2 Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)

REAL The second item is the approval of the agenda after considering any additions or deletions of items. Staff has the following requests, which may require renotification fees if 85 days has passed since initial notification or there are modifications to the application.

REAL

Hold to the February 21, 2024 Zoning Meeting, Item 44, WS-23-0766.

Hold to the March 6, 2024 Zoning Meeting, Item 4, DR-23-0814, Item 13, VS-23-0811, and Item 14, UC-23-0810.

Hold to the March 20, 2024 Zoning Meeting, Item 37, ET-23-400154 for WS-19-0816, Item 38, WC-23-400155 for ZC-0339-08 and Item 39, WS-23-0709.

Hold to the May 22, 2024 Zoning Meeting, Item 54, ZC-23-0822.

Hold no date, Item 29, ZC-23-0665 and Item 30, VS-23-0666.

And then, withdraw without prejudice, Item 43, WC-23-400170 for ZC-0380-05 and then, Item 51, ZC-23-0754 and Item 52, WS-23-0755.

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated, except for Items 31 and 32, which are going to be pulled and heard separately. With these deletions, which are Items 4, 13, 14, 29, 30, 37, 38, 39, 43, 51, 52, and 54, and Items 31 and 32 again, which will be pulled and heard separately, the agenda stands ready for your approval.

MCCURDY

Miss Chairman, I move for approval with the recommended holds and deletions.

SEGERBLOM

There's a motion. Cast your vo...

REAL

Sorry, and if I didn't include 44 in that, 43 and 44, 51, 52, and 54.

SEGERBLOM

Okay, you have to speak a little louder. Those last ones were?

REAL

Adding 44, if I missed it, that was the last-minute hold.

SEGERBLOM

Okay, just 44. Alright, hopefully everyone heard that, and if you heard those, those are not going to be heard today. Alright, there's a motion on the floor, cast your vote. And that motion passes.

ACTION:

It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the agenda be approved, subject to the conditions or changes read into the record.

ITEM NO. 3 Approval of minutes. (For possible action)

REAL

The third item on the agenda is the approval of the minutes. The minutes of the January 3, 2024 Zoning Meeting are ready for approval.

MCCURDY

Mister Chairman, I move for approval of the minutes.

SEGERBLOM

There's a motion to approve the minutes, cast your vote. And that motion passes.

ACTION:

It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the minutes be approved.

ROUTINE ACTION ITEMS (4-36):

REAL

Next are the Routine Action Items, which consists of Items 4 through 36, except items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda. And again, Items 31 and 32 are going to be pulled and heard separately. If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for approval.

MCCURDY

Move approval of the Routine Action Items.

SEGERBLOM

There's a motion on the floor, cast your vote. And that motion passes.

Alright, now, we're ready for the action, guys.

ACTION:

It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the Routine Action Items be approved.

ITEM NO. 4 DR-23-0814-JRJ INVESTMENTS, INC:

DESIGN REVIEW for an expansion of an existing vehicle sales facility on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Sahara Avenue and Bronco Street within Spring Valley. JJ/sd/syp (For possible action)

ACTION:

Deleted from the agenda (held to March 6, 2024 per the applicant)

ITEM NO. 5 ET-23-400159 (NZC-21-0421)-BENGOCHEA FAMILY LIMITED PARTNERSHIP:

HOLDOVER ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 0.3 acres from an R-U (Rural Open Land) Zone, an R-E (Rural Estates Residential) Zone, and an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone for future residential development.
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.

DESIGN REVIEW to modify setbacks for an existing single family residence and accessory structure on a 0.2 acre portion of 15.4 acres in an R-1 (Single Family Residential) Zone in the Red Rock Design Overlay District. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County (description on file). JJ/lm/syp (For possible action)

ACTION:

It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Remove the time limit for the zone change and waivers of development standards and staff to prepare and ordinance to adopt the zoning.

Public Works - Development Review

- Compliance with previous conditions.

ITEM NO. 6 WC-23-400175 (NZC-21-0421)-MILAN T. TRUST & TIBERTI, RENALDO TRS:

HOLDOVER WAIVERS OF CONDITIONS of a zone change requiring the following: 1) drainage study shall be required with future development as determined by Public Works - Development Review; and 2) traffic study shall be

required with future development as determined by Public Works - Development Review in conjunction with single family residential subdivision on 15.2 acres in an R-1 (Single Family Residential) Zone within the Red Rock Design Overlay District. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County. JJ/lm/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Public Works - Development Review

- Drainage study shall be required with future development of Lot 2 of the recorded parcel map as determined by Public Works - Development Review;
- Traffic study shall be required with future development of Lot 2 of the recorded parcel map as determined by Public Works - Development Review.

ITEM NO. 7 WS-23-0735-BENGOCHEA FAMILY LIMITED PARTNERSHIP:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive sidewalk and street landscaping; 2) waive water connection; 3) waive technical drainage study; and 4) full off-site improvements in conjunction with a residential minor subdivision on a portion of 15.2 acres for a single family residential subdivision in an R-1 (Single Family Residential) Zone within the Red Rock Design Overlay District. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County. JJ/lm/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Applicant is advised this application is for recordation of the parcel map only; water and sewer must be provided at time of development; and that land use applications for future development will be required and shall be in conformance with procedures and development standards in effect at the time of development.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works- Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works – Development Review.

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 #0404-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 8 ET-23-400180 (NZC-0914-17)-LOFTS PHASES 2 & 3, LLC:

ZONE CHANGE THIRD EXTENSION OF TIME to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to an H-1 (Limited Resort and Apartment) Zone.

USE PERMIT for a proposed residential condominium development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) allow non-standard driveway geometrics per Clark County Improvement Standards.

DESIGN REVIEWS for the following: 1) proposed residential condominium development; and 2) finished grade.

Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jm/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Until January 3, 2026 to complete.
- Applicant is advised that 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; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

ITEM NO. 9 ET-23-400183 (VS-21-0695)-AGRAWAL, PAWAN & ROSY:

VACATE AND ABANDON FIRST EXTENSION OF TIME for an easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Giles pie Street within Enterprise (description on file). MN/rp/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Until January 19, 2026 to record.
- Applicant is advised that 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; 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; that re-approval by the utility companies is required; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions

ITEM NO. 10 VS-23-0853-AGRAWAL, PAWAN & ROSY:

VACATE AND ABANDON a portion of right-of-way being La Cienega Street located between Ford Avenue and Pebble Road within Enterprise (description on file). MH/rp/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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; 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

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

ITEM NO. 11 UC-23-0852-AGRAWAL, PAWAN & ROSY:

USE PERMITS for the following: 1) allow a place of worship; and 2) increase building height.

DESIGN REVIEW for a place of worship on 2.2 acres in an R-E (RNP-I) Zone. Generally located on the west side of La Cienega Steet, 260 feet north of Pebble Road within Enterprise. MN/jud/syp (For possible action)

ACTION:

It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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; 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; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0005-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 12 UC-23-0815-USA:

USE PERMITS for the following: 1) overhead power transmission lines; 2) electric substation; 3) public utility structures with all accessory structures; 4) increase the height of utility structures; 5) waive landscaping and screening requirements; and 6) eliminate trash enclosure.

DESIGN REVIEWS for the following: 1) overhead power transmission lines; 2) electric substation; and 3) public utility structures with all accessory/ancillary structures and uses on 351.9 acres in an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the south side of US Hwy 95, 1,770 feet west of Sky Road (alignment) within Indian Springs. RM/md/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; 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.

ITEM NO. 13 VS-23-0811-FLAMINGO LV OPERATING CO, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Linq Lane and between Flamingo Road and Caesars Palace Drive within Paradise (description on file). TS/jor/jd (For possible action)

ACTION: Deleted from the agenda (held to March 6, 2024 per the applicant)

ITEM NO. 14 UC-23-0810-FLAMINGO LV OPERATING CO, LLC:

USE PERMIT to allow the primary means of access to an existing outside dining and drinking area from an exterior entrance.

DEVIATIONS for the following: 1) reduce landscaping; 2) reduce the special setback; and 3) deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) allow a modified non-standard improvement within a right-of-way.

DESIGN REVIEWS for the following: 1) expansion of an existing outside dining and drinking area; 2) exterior façade upgrades; 3) modifications to a previously approved comprehensive sign plan in conjunction with a Resort Hotel (Flamingo) on a portion of 19.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 200 feet north of Flamingo Road within Paradise. TS/jor/jd (For possible action)

ACTION: Deleted from the agenda (held to March 6, 2024 per the applicant)

ITEM NO. 15 VS-23-0848-WHITING VEGAS:

VACATE AND ABANDON a portion of right-of-way being Tree Line Drive located between Zella Avenue and Vegas Valley Drive, and a portion of right-of-way being Vegas Valley Drive located between Tree Line Drive and Hollywood Boulevard within Sunrise Manor (description on file). TS/sd/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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; 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

- Continue to coordinate with Public Works - Design Division Christiane Dudas and Public Works - Development Review to dedicate any necessary right-of-way and easements for the Vegas Valley Drive improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

ITEM NO. 16 WS-23-0847-WHITING VEGAS:

WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth.

DESIGN REVIEWS for the following: 1) finished grade; and 2) modifications to an approved mini-warehouse on 6.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Vegas Valley Drive and the east side of Tree Line Drive within Sunrise Manor. TS/sd/syp (For possible action)

ACTION:

It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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; 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; 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Continue to coordinate with Public Works - Design Division Christiane Dudas and Public Works - Development Review to dedicate any necessary right-of-way and easements for the Vegas Valley Drive improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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.

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 #0143-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 17 WC-23-400174 (ZC-19-0343)-UNCOMMONS LIVING BLDG 1, LLC:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) live entertainment limited to daytime hours when it is within 500 feet of existing abutting residential uses; and 2) temporary outdoor commercial events located within 200 feet of existing abutting residential development and live entertainment associated with a temporary outdoor commercial event located within 500 feet of existing abutting residential development limited to daytime hours in conjunction with a previously approved mixed-use development on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of CC 215 within Spring Valley. MN/jud/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Applicant is advised they are solely responsible for ensuring compliance with all conditions and deadlines.

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 #0118-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 18 DR-23-0802-UNCOMMONS LIVING BLDG 1, LLC:

DESIGN REVIEW for a recreational facility in conjunction with a previously approved mixed-use development on 32.5 acres in a U-V (Urban Village Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of CC 215 within Spring Valley. MN/jud/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Live entertainment limited from 6:00 a.m. to 10:00 p.m. Sunday through Thursday;
- Live entertainment limited from 6:00 a.m. to midnight Friday and Saturday.
- 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; events must comply with Building and Fire Codes; 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; a substantial change in circumstances or regulations may warrant denial or added

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0118-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 19 WC-23-400181 (ZC-0184-04)-4725 HOLDINGS, LLC:

WAIVER OF CONDITIONS of a zone change requiring planting of shrubs and trees and stone riprapping on the slopes to stabilize the slopes in conjunction with a proposed multiple family residential development on 3.8 acres in an R-4 (Multiple Family Residential District - High Density) Zone. Generally located on the south side of Russell Road and the west side of Nellis Boulevard within Paradise. JG/jor/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Conform to the approved Erosion Control and Slope Stability Analysis prepared by a Nevada Registered Design Professional.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0466-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 20 WS-23-0829-4725 HOLDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative building color palette within a Hillside Development. DESIGN REVIEWS for the following: 1) Hillside Development; 2) increase building height; and 3) a multiple family residential development on 3.8 acres in an R-4 (Multiple Family Residential District - High Density) Zone. Generally located on the south side of Russell Road and the west side of Nellis Boulevard within Paradise. JG/jor/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a

zoning inspection.

- 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 design review is required as a public hearing for final grading plans; that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; gates must be a minimum of 20 feet; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0466-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 21 WS-23-0697-EAGLE PROMENADE, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) a retail building (automobile parts) on a 2.0 acre portion of an 8.4 acre site in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Eldorado Lane within Enterprise. MN/md/syp (For possible action)

ACTION:

It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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; 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 that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW23-15234;
- Traffic study and compliance.

ITEM NO. 22 WS-23-0819-JONES 215, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; and 2) allow modified CMA Design Overlay District Standards.

DESIGN REVIEWS for the following: 1) showroom and vehicle maintenance facility; and 2) finished grade on 14.2 acres in a C-2 (Commercial General) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Roy Horn Way, 460 feet east of Torrey Pines Drive within Enterprise. MN/sd/syp (For possible action)

ACTION:

It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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; 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; 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; 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 #0467-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 23 WS-23-0850-SID 52, LLC:

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

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) signage; 3) lighting; and 4) hotel on a 2.1 acre portion of a 14.0 acre office and commercial complex in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Quarterhorse Lane and the north side of Post Road within Spring Valley. JJ/md/syp (For possible action)

ACTION:

It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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; 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; 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.

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 #0468-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 24 PA-23-700038-DURANGO ROBINDALE, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 0.8 acres. Generally located on the north side of Robindale Road and the east side of Durango Drive within Spring Valley. MN/rk (For possible action) PC Action - Adopted

ACTION:

It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the recommendation (adoption of Resolution No. R-2-7-24-1) be approved.

ITEM NO. 25 ZC-23-0744-DURANGO ROBINDALE, LLC:

ZONE CHANGE to reclassify a 0.8 acre portion of a 2.2 acre site from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone.

USE PERMITS for the following: 1) outside dining, drinking, and cooking; and 2) eliminate pedestrian access.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway design standards; 2) alternative landscaping; and 3) non-standard improvements in the right-of-way.

DESIGN REVIEWS for the following: 1) tavern; and 2) finished grade in the CMA Design Overlay District. Generally located on the north side of Robindale Road and the east side of Durango Drive within Spring Valley (description on file). MN/rr/syp (For possible action) PC Action - Approved

ACTION:

It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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;
- If any landscaping in the right-of-way is removed in the future because of road construction or other reasons, it shall be replanted or replaced on-site by the applicant or owner;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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; 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 that the use permits, waivers of development standards, and the design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0403-2023 to obtain your POC exhibit; and that flow contributions exceeding CWWRD estimates may require another POC analysis.

ITEM NO. 26 PA-23-700040-BUFFALO & AGATE, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 1.0 acre. Generally located on the southeast corner of Buffalo Drive and Agate Avenue within Enterprise. JJ/gc (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the recommendation (adoption of Resolution No. R-2-7-24-2) be approved.

ITEM NO. 27 ZC-23-0773-CROWE, NANCY D SEPARATE PROPERTY TRUST:

ZONE CHANGE to reclassify 1.0 acre from an R-E (Rural Estates Residential) (RNP-I) Zone to a C-2 (General Commercial) Zone.

USE PERMIT for a kennel (dog boarding and daycare).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) reduce driveway throat depth.

DESIGN REVIEWS for the following: 1) a kennel (dog boarding and daycare); and 2) alternative parking lot landscaping. Generally located on the east side of Buffalo Drive and the south side of Agate Avenue within Enterprise (description on file). JJ/jor/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 6 months from the date of the Certificate of Occupancy to review the use permit;
- 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 final zoning inspection.
- Applicant is advised that 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; 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 that the use permit, waivers of development standards, and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

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

- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0422-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 28 VS-23-0774-CROWE, NANCY D. SEPARATE PROPERTY TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Buffalo Drive and Jerlyn Street (alignment), and a portion of a right-of-way being Agate Avenue located between Buffalo Drive and Jerlyn Street (alignment), and a portion of right-of-way being Buffalo Drive located between Agate Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jor/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

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

Public Works - Development Review

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

ITEM NO. 29 ZC-23-0665-WHTBX DECATUR, LLC:

HOLDOVER ZONE CHANGE to reclassify 1.0 acre from a C-2 (General Commercial) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for an office/warehouse facility on 4.4 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the northeast corner of Decatur Boulevard and Post Road within Paradise (description on file).

MN/sd/syp (For possible action)

ACTION: Deleted from the agenda (no specific date, per the applicant)

ITEM NO. 30 VS-23-0666-WHTBX DECATUR, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street and between Post Road and Sobb Avenue, and a portion of right-of-way being Post Road between Decatur Boulevard and Cameron Street, and a portion of right-of-way being Decatur Boulevard between Sobb Avenue and Post Road within Paradise (description on file). MN/sd/syp (For possible action)

ACTION: Deleted from the agenda (no specific date, per the applicant)

ITEM NO. 31 ZC-23-0794-DEAN, JERRY & DEANNA FAMILY TRUST:

ZONE CHANGE to reclassify 1.2 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.

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

DESIGN REVIEW for finished grade in conjunction with a proposed single family residential development in the CMA Design Overlay District. Generally located on the southeast corner of Diablo Drive and Mann Street within Spring Valley (description on file). MN/jor/syp (For possible action)

REAL

Next on the agenda are companion Items 31 and 32. Item 31, ZC-23-0794, zone change to reclassify 1.2 acres from an R-E Rural Estates Residential Zone to an R-D Suburban Estates Residential Zone, waivers of development standards for the following: retaining wall height and modified driveway geometrics and design review for finished grade in conjunction with the proposed single family residential development in the CMA Design Overlay District, generally located on the southeast corner of Diablo Drive and Mann Street within Spring Valley.

And then, Item 32 VS-23-0793, vacate and abandon an easement of interest to Clark County located between Diablo Drive alignment and Dewey Drive alignment, in between Torrey Pines Drive and El Camino Road alignment within Spring Valley.

SEGERBLOM

Good morning.

NIELSEN

Clayton Nielsen 6765 West...

SEGERBLOM

Can you speak a little closer into the microphone?

NIELSEN

I can pick this one up. Clayton Nielsen, LR Nelson Consulting Engineers, 6765 West Russell Road, here on behalf of the applicant. This past day, the Monday we met with Commissioner Naft, we'd had this item before the Commission before and it got denied without prejudice. We're back, and at the request of Commissioner Naft, we met with Public Works regarding this. And I believe we worked out all the issues in that. And so, we're just here, asked for it pulled. When it went to Town Board, they requested that we pave from Mann to Mount Diablo on Diablo Drive by a couple hundred feet, fully paved that way, because this corner kind of has issues with the immediate 90-degree turn. So, the applicant agreed to that, and then, also, Commissioner Naft brought up he requested that there be no gates on these residence and that. So, I spoke with our client, and they're agreeable to these conditions. And so, if you have any other further questions, we're here, but we just wanted to put that on the record.

SEGERBLOM

That completes your presentation?

NIELSEN

Yes.

SEGERBLOM

Alright, this is a public hearing. Is anyone here wishing to speak on Items 31 and 32? Seeing no one, I'll turn it over to Commissioner Naft.

NAFT Thank you very much. Yeah, you hit all the high points, but I did want to extend a thanks to the Dean family. This is one, as you mentioned, that I moved for denial of when it was before us before. They made or addressed some of the substantive issues that I had particularly with the driveways, corrected those here. And then, I believe, with that added condition, that there be no gates on the property, that helps protect any potential conflict between neighbors of a shared driveway in the future. And then, my motion would be to move for approval of Items 31 and 32, with the stated condition of no gates and that the south side of... I want to check with Mister Papazian to make sure that we get the paving exactly right. It's Mount Diablo to Mann. Is that the section?

ANTONIO PAPAZIAN Yes, Commissioner. It would be Diablo Drive from Mount Diablo Drive to Mann Street.

NAFT And that's how your client understands it?

NIELSEN Correct, yes.

NAFT Wonderful. Then if there's nothing further, my motion is for approval.

SEGERBLOM Alright, there's a motion, cast your votes. And that motion passes. Thank you so much.

ACTION: It was moved by Commissioner Michael Naft, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Access gates are prohibited.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit or approval, applications for extensions of time will be reviewed for conformance with the regulations in place at the time of application; 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; 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 that the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Paving to be extended from Mount Diablo Drive to Mann Street;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

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 #0198-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 32 VS-23-0793-DEAN, JERRY & DEANNA FAMILY TRUST:

VACATE AND ABANDON an easement of interest to Clark County located between Diablo Drive (alignment) and Dewey Drive (alignment) and between Torrey Pines Drive and El Camino Road (alignment) within Spring Valley (description on file). MN/jor/syp (For possible action)

ACTION: It was moved by Commissioner Michael Naft, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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; 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;
- Coordinate with Public Works - Development Review to determine the limits of the drainage area being vacated;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

ITEM NO. 33 ZC-23-0820-COUNTY OF CLARK (FIRE DEPT):

ZONE CHANGE to reclassify a 0.2 acre portion of a 1.3 acre site from an RS5.2 (Residential Single Family 5.2) Zone to a PF (Public Facility) Zone for an existing public facility (park and fire station). Generally located on the south side of Hill Street and the east side of Lincoln Street within Searchlight (description on file). MN/bb/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved.

ITEM NO. 34 ZC-23-0827-A & A III, LLC ET. AL.:

ZONE CHANGE to reclassify 6.3 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the north side of Pyle Avenue, 336 feet west of Valley View Boulevard within Enterprise (description on file).
JJ/md/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- 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 an application for a zoning inspection.
- Applicant is advised that within 4 years from the approval date the design reviews must commence or the application will expire unless extended with approval of an extension of time; 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; 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

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

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 #0469-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 35 VS-23-0828-A & A III, LLC ET. AL:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Hinson Street (alignment), and between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). JJ/md/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL-

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

ITEM NO. 36 TM-23-500176-A & A III, LLC ET. AL.:

TENTATIVE MAP consisting of 31 lots and common lots on 6.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pyle Avenue, 336 feet west of Valley View Boulevard within Enterprise. JJ/md/syp (For possible action)

ACTION: It was moved by Commissioner William McCurdy II, and carried by unanimous vote, that the application be approved subject to staff conditions.

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; 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;

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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Addressing

- Street names shall have approved street names and suffixes.

Department of Aviation

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

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 #0469-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 37 ET-23-400154 (WS-19-0816)-SCT SILVERADO RANCH & ARVILLE, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduce driveway separation; and 2) reduce throat depth for a driveway.

DESIGN REVIEW for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)

ACTION:

Deleted from the agenda (held to March 20, 2024, per the applicant).

ITEM NO. 38 WC-23-400155 (ZC-0339-08)-SCT SILVERADO RANCH & ARVILLE, LLC:

HOLDOVER WAIVER OF CONDITIONS of a zone change requiring cross access and parking easement to the north and east in conjunction with a tavern on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)

ACTION: Deleted from the agenda (held to March 20, 2024, per the applicant).

ITEM NO. 39 WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalk and alternative landscaping; 2) increase wall height; 3) eliminate parking lot landscaping; 4) allow non-standard improvements; 5) reduce departure distance; and 6) reduce driveway width.

DESIGN REVIEWS for the following: 1) modification to previously approved tavern; 2) finished grade on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)

ACTION: Deleted from the agenda (held to March 20, 2024, per the applicant).

ITEM NO. 40 UC-23-0817-SOMPHONE & KHOURY, LLC:

USE PERMIT to reduce the separation from a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks with alternative landscaping; 2) reduce height setback ratio; and 3) allow talk box to face residential development; and 4) throat depth.

DESIGN REVIEWS for the following: 1) commercial complex; and 2) finished grade on 3.9 acres in a C-2 (Commercial General) Zone. Generally located on the northeast corner of Rainbow Boulevard and Wigwam Avenue within Enterprise. JJ/sd/jd (For possible action)

REAL

Next are Items 40 and 41, which will be heard together. Item 40 UC-23-0817, use permit to reduce the separation from a residential use, waivers of development standards for the following: allow attached sidewalks with alternative landscaping, reduce height setback ratio, and allow a talk box to face residential development, and throat depth. Design reviews for the following: commercial complex and finished grade on 3.9 acres in a C-2 Commercial General Zone, generally located on the northeast corner of Rainbow Boulevard and Wigwam Avenue within Enterprise.

And then, Item 41 TM-23-500174, tentative map for a one lot commercial subdivision on 3.9 acres in a C-2 General Commercial Zone generally located on the northeast corner of Rainbow Boulevard and Wigwam Avenue within Enterprise.

JENNIFER LAZOVICH

Good morning, Jennifer Lazovich, 1980 Festival.

SEGERBLOM

Good morning

LAZOVICH

Good morning. 1980 Festival Plaza Drive here today on behalf of the applicant. As Miss Real read into the record, the project is on the corner of Rainbow Boulevard and Wigwam Avenue. It consists of a car wash, retail building, coffee, likely a Starbucks, and then, a C-store with a gas station. There are a number of waiver requests that we had on your staff report, but we've been working diligently to try to address some of the waivers that we requested. And I want to take a minute to thank both Public Works and Planning for working with us in a short period of time, so we could stay on this schedule today.

So, first of all, a couple of things that we did, and we did submit revised plans for all of this, so that we do have it, but we'd like to delete waiver of development standards number 1A. And even though that references Castalia Street, which isn't here, it's really actually meant to be Wigwam. And initially, when we submitted,

LAZOVICH

we showed an attached sidewalk, but we have since revised those plans to show a detached sidewalk. So, we have a detached sidewalk both on Wigwam, as well as Rainbow. And so, that waiver 1A is no longer necessary. We also believe that we can delete waivers 2A and 2B, and that is because we have reduced the height of some of the buildings that we're, I'll say, encroaching into that setback from the residential development to the east. In addition, we will be asking to add two conditions, one to read, "Provide an intense landscape buffer along eastern boundary." And then, also, "hours of operation for the car wash will be 7:00 a.m. to 9:00 p.m. seven days per week." So, we would like to add those two conditions.

The other condition that I believe we're allowed to remove, and I would like to confirm this with Miss Real on her, I'm sorry, not condition, but waiver, that I believe we're allowed to remove is waiver of development standards number three. I think that when we angled the talk box or the order box, it angled in a way that I believe made it not face a residential development. So, I believe we took care of that. And then, in terms of conditions of approval, under Public Works, there were three conditions that related specifically to, if we had been asking for the waiver to allow an attached sidewalk on Wigwam, these conditions were relevant. But because we're now showing a detached sidewalk on Wigwam, we are able to delete condition that reads, "Right-of-way dedication to include five feet for Wigwam, 30 days to submit a separate document to the map team for the required right-of-way dedications and any corresponding easements for any collector street or larger, and 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger."

Again, we're able to request those deletions, because now, we're complying, and we are showing a detached sidewalk along Wigwam. The final thing I wanted to bring up, and I think that Antonio will be helping explain this, but one of the things that, when we were meeting with Public Works, was a concern with this drive-through and where, I'll call this a little bit of concrete median, where it stopped. On the originally submitted plan, kind of stopped back here, but obviously, that created a bigger conflict with this driveway coming in and off of Wigwam.

So, what we were asked to do is extend, much like we have over here, kind of extend that entire drive-through lane all the way down to here, which we've done, and we've turned in. And we also removed a trash enclosure that was sitting here. And so, when we did those two things, there was a bit of a discussion about, did that affect this throat depth? And I think I'll pause there and perhaps put up this plan and have Antonio, and I'll be the Vanna White that points, and explain how we think we're okay with the waiver that we have in place.

SEGERBLOM

Commissioner Jones, is that okay if he goes forward?

JUSTIN JONES

Yeah.

ANTONIO PAPAZIAN

Thank you, Commissioner. I would just like to point out, because of some of the changes, it appears the throat depth have changed. However, the way we measure throat depth with our standard drawings doesn't really pertain to this, and I'd like to explain why where the number one is written over there on the driveway on the

PAPAZIAN east side, the throat depth, the way we measure on our standard drawing, is only 19 and a half feet. However, as you can see, there's no conflicts all the way through. So, the throat depth on that side really doesn't matter. There's no conflicts. The throat depth on the west side, where it says 34.8, changed from 35, so it's just four inches shorter, but they've removed parking spaces, where Jennifer was just pointing, and they've also removed, where it says number three, they removed the trash enclosure, which we appreciate. Because we don't want the garbage truck to be in the way as people are ingressing and egressing. So, with that, I believe it shortened the throat depth by four inches, and we're still okay with that.

SEGERBLOM Alright, does that complete your presentation?

LAZOVICH Yes, sir.

SEGERBLOM Alright, this is a public hearing. Is anyone here wishing to speak on this item? I don't see anyone. I'll turn it over to Commissioner Jones.

JONES Thank you, Mister Chair, and thank you, Miss Lazovich, for your presentation and working with our team to make this better project. You've read in the conditions, with regards to intense landscaping and hours of operation for the car wash, as well as the withdrawals of waivers 1A, 1B, 2A, and 3, correct?

REAL No...

JONES Sorry.

REAL Commissioner, so they no longer need, with the revisions and the added conditions, they no longer need a waiver of development standards 1A, 2A, 2B, and 3. They still should keep waiver of development standards number 1B, but they provided the sufficient amount of trees. So, if it was done this way to begin with, we would've done a design review for alternative parking lot landscaping. But because they're still not meeting the parking lot design standards, I would just recommend keeping this one.

JONES Okay, sounds good. And then, deletion of three bullet points from Public Works, the right-of-way dedication on Wigwam, the 30 days to submit separate documents to the map team, and the 90 days to record required rights-of-way. So, with that, I'll go ahead and move for agenda Items Number 40 and 41.

SEGERBLOM There's a motion, cast your vote. And that motion passes. Thank you.

LAZOVICH Thank you.

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL –
Comprehensive Planning

- Provide intense landscape buffer along eastern boundary;
- Hours of operation for the vehicle wash limited to 7:00 a.m. to 9:00 p.m. 7 days per week;

- 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 an application for a zoning inspection.
- 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; 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; 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Vacate any unnecessary easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0102-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #1A, #2A, #2B, AND #3 WERE WITHDRAWN.

ITEM NO. 41 TM-23-500174-SOMPHONE & KHOURY, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Rainbow Boulevard and Wigwam Avenue within Enterprise. JJ/mh/jd (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

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; 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;

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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Vacate any unnecessary easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0102-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 42 UC-23-0845-HERBST DEVELOPMENT, LLC:

USE PERMITS for the following: 1) eliminate pedestrian realms; 2) eliminate open space; 3) modify front setback; 4) modify requirements for building facades; 5) modify drive aisle location; 6) eliminate pedestrian access and pathway; and 7) eliminate way finding signs.

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway standards.

DESIGN REVIEW for a restaurant on a 1.2 acre portion of 2.0 acres in a C-2 (Commercial General) Zone within the Midtown Maryland Parkway District. Generally located on the south side of Tropicana Avenue and the east side of Maryland Parkway within Paradise. JG/bb/jd (For possible action)

REAL

Next is Item 42 UC-23-0845, use permits for the following: eliminate pedestrian realms, eliminate open space, modify front setback, modify requirements for building facades, modify drive aisle location, eliminate pedestrian access and pathway, and eliminate way finding signs. Waiver of development standards for alternative driveway standards. And then, design review for a restaurant on a 1.2-acre portion of two acres in a C-2 Commercial General Zone within the Midtown Maryland Parkway District, generally located on the south side of Tropicana Avenue and the east side of Maryland Parkway within Paradise. Commissioners, the applicant will explain some revisions to the project, which will also result in some withdrawals of a waiver.

SEGERBLOM

Good morning, again.

LAZOVICH

Good morning again. Jennifer Lazovitch, 1980 Festival Plaza Drive, here this morning on behalf of the applicant. This site is located on the corner of Maryland and Tropicana. There is an existing gas station and C-store here that is not part of the site. The part of the site that is being discussed today is this reverse L shape. It is the site, where there's currently an existing small smog building that will be demolished, and in its place will be a McDonald's, that's going to be built here. Part of the reason that drove a lot of these waivers is the fact that there's a requirement in the Maryland Parkway overlay standards that wants the buildings to be up adjacent to the street, and so, you don't have that vehicular and pedestrian conflict. But right here, which exists today, is a driveway that comes in off of

Tropicana and then, there is cross access to the adjacent commercial development that's located to the east of us.

Interestingly, on this side of where our line is right here is a car wash. So, it's another drive-through type of use, and so, we aren't able to pull this building forward. Because then, we'd be eliminating this cross access. So that gives you the reason why we had to place the building where we did. In terms of trying to comply with the overlay standards for both Tropicana and the little piece of Maryland down here that we have, the staff report indicates eliminate, we prefer the word, "modify." We did try to get as close as we can to providing the trees. We do have the area where the artwork will be, in this area, that is a requirement of the overlay standards. We added some additional trees over here, but we don't quite meet the standards. So, we definitely still need the use permits, use permit 1A and 1B and 1C. But I do want to make the Commission aware that we did try, in going in and redeveloping this site, we tried to come as close as we could to complying with those standards, with especially the trees. But I know the artwork is a very important part of the vision for this area. So, we made sure we had room for that.

The other thing that happened on this plan is that, when the drive-through came out, it's kind of a little bit of a repeat of what I just had, we had stopped our median right about here. And in working with Public Works, they again were worried about the conflict of the driveway coming in off of Tropicana and then, our drive-through kind of spitting people out right here. So, they asked if we could extend the, I call it a median, but extend the drive-through median out a little bit more, so it forces cars to go this way and eliminate a conflict point there.

We've done that. Interestingly, when we were at the Paradise Town Board, they took it one step farther, and they asked that we put up some type of vertical barrier, so that there wouldn't be a desire for a car to try to just jump over that curb. And we agreed, but in working with Public Works, the better thing to do is to put up, I believe they're called, well, I'm not sure what they're technically called, but they're like matchsticks. They're the kinds of things that have reflectivity on it, but if your car were to accidentally hit it, it's not going to do damage to the car. But it gives you a visual that you can't just keep going straight. I called them flippy dippies, and I was told that's not really a good technical term. So, the plans that we turned in do show this. Again, we call them matchsticks. I'll follow Antonio. I think his words are better than mine there. So, we did that in that location to comply with what Town Board said.

The other thing that we did, a big part of the Maryland Parkway overlay standards is trying to get as much window and less wall look as you can. So, we went back, and we said, "Can you do some more windows? Where can we maximize? How can we improve upon the waivers?" We still need the waivers, but we tried to lessen their intensity. And so, on this kind of a use, where we can increase the windows is right around the dining room areas. So, what we've turned in, shows windows now going all the way to the ground in these areas. Before, we stopped basically where that line was, but we took it from the ceiling height all the way down. The reason why we can't put it on these other areas is because one area has the bathrooms, so you can't put it there. One area has where the kitchen is, so you don't want to put it there. And then, the other area, in the rear, this is the fire riser

LAZOVICH room area. So again, you can't put it there, but what we tried to do to break up the wall look is we added some of these faux windows, just so that it wouldn't seem as blank wall and again with an attempt to try to get closer to what the Maryland Parkway overlay standards is trying to convey.

With all of that, the only waiver that I'm able to officially withdraw is waiver number seven, which is eliminate wayfinding sign along Maryland Parkway. We did add that back in, but again, we've lessened the waivers, but they're still technically needed. And we have turned in all of these revised plans to staff. And this is another item where I want to thank them for working with us on short notice, and Paradise Town Board did recommend approval of the application. I'd be happy to answer any questions.

SEGERBLOM Does that complete your presentation?

LAZOVICH Yes.

SEGERBLOM This is a public hearing. Is anyone here wishing to speak on this item? Seeing no one, we'll close the public hearing and turn it over to Commissioner Gibson.

JIM GIBSON Thank you, Mister Chair. You've worked awfully hard to make this fit, and the only way it really works, because of the unusual location and the design standards that we're operating under there, is to do the things that you've done. And I think your client has done a good job. You've done a good job of working with our staff to make sure that we meet the spirit of what is intended there. And the revised plans, as I understand it, detail all of the things that you've just indicated to us. So rather than going item by item, I'll move approval, subject to the revised plans that have been submitted.

LAZOVICH Thank you.

SEGERBLOM Alright, there's a motion for the flippity doo's. Cast your vote. And that motion passes.

LAZOVICH Thank you.

GIBSON Alright. Thank you.

ACTION: It was moved by Commissioner Jim Gibson, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Appropriate land use application is required for the art plan, and art shall be installed prior to Certificate of Completion;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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; 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; 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

- Per revised plans;
- Drainage study and compliance;
- Traffic study and compliance;
- 30 days to coordinate with Public Works and the Regional Transportation Commission and to dedicate any necessary right-of-way and easements for the Maryland Parkway Bus Rapid Transit project.

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 #0463-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #7 WAS WITHDRAWN.

ITEM NO. 43 WC-23-400170 (ZC-0380-05)-EMA HOLDINGS, LLC SERIES D:

WAIVER OF CONDITIONS of a zone change requiring the construction of a slump stone wall with a wrought iron gate along Las Vegas Boulevard North in conjunction with a proposed outside storage yard with a watchman's trailer on 2.7 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North, 400 feet east of Puebla Street within Sunrise Manor. MK/mh/syp (For possible action)

ACTION: Deleted from the agenda (withdrawn without prejudice)

ITEM NO. 44 WS-23-0766-CLARK PAT GST TRUST & CLARK PAT TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalks and street landscaping; 2) increase wall height; 3) allow sole access from a collector street; 4) reduce gate setback; and 5) waive full off-site improvements.

DESIGN REVIEW for finished grade in conjunction with a proposed single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Torrey Pines Drive and the south side of Maggie Avenue within Lone Mountain. MK/lm/syp (For possible action)

ACTION: Deleted from the agenda (held to February 21, 2024, per the applicant)

ITEM NO. 45 WS-23-0790-WARREN TAUBE FAMILY ASSOCIATION, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive water connection; 2) waive sanitary sewer service connection; 3) eliminate street landscaping; 4) access to a collector street; and 5) off-site improvements in conjunction with a single-family residential subdivision on 2.3 acres in an R-A (Rural Agricultural) Zone within the Red Rock Design Overlay. Generally located on the north side of Serene Avenue, 850 feet west of Hualapai Way (alignment) within Red Rock. JJ/dd/syp (For possible action)

REAL

Next is Item 45 WS-23-0790, holdover waivers of development standards for the following: waive water connection, waive sanitary sewer service connection, eliminate street landscaping, access to a collector street, and offsite improvements in conjunction with a single family residential subdivision on 2.3 acres in an R-A rural agricultural zone within the Red Rock Design Overlay, generally located on the north side of Serene Avenue, 850 feet west of Hualapai Way alignment within

REAL	Red Rock.								
SEGERBLOM	Good morning.								
ROBIN TAUBE	Good morning. So, I'm Robin Taube. My mother, Sheila Taube, we currently own the property at 10340 West Serene Avenue, which is basically Serene and Hualapai. We own 2.3 acres in the Red Rock overlay area. We're asking for the waivers basically for my daughter to build a family home on our back acre. This is part of our decision to do a multi-generational project, and we have these waivers that we're asking for the water connection, the sanitary sewer service connection, street landscaping, access to a collector street, and offsite improvements in conjunction with the single-family residential subdivision. We've spoken to the Water District and gotten their approval to make our well community well, and we met with Commissioner Jones two weeks ago in his office. And him and his team has decided that we can move forward with this, because of where we live.								
SEGERBLOM	Does that complete your presentation?								
R. TAUBE	Yes.								
SEGERBLOM	Alright, this is a public hearing. Is anyone here wishing to speak? Seeing no one, we'll turn it over to Commissioner Jones.								
JONES	Thank you, Mister Chair. And thank you again for meeting with me. We did have good conversations with both the Water District and Water Reclamation, just to clarify that this is the unusual circumstance in which you're outside of the Water District Service Territory. And so, this kind of a waiver is permissible in that area. So, with that, I will go ahead and move for approval of Agenda Item Number 45.								
SEGERBLOM	There's a motion pending, cast your vote. And that motion passes. Congratulations.								
R. TAUBE	Thank you.								
SHEILA TAUBE	Thank you very much.								
ACTION:	It was moved by Commissioner Justin Jones, and carried by the following vote, that the application be approved subject to staff conditions.								
	<table border="0"> <tr> <td>VOTING AYE:</td> <td>Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft, William McCurdy II, Tick Segerblom</td> </tr> <tr> <td>VOTING NAY:</td> <td>None</td> </tr> <tr> <td>ABSENT:</td> <td>Ross Miller</td> </tr> <tr> <td>ABSTAIN:</td> <td>None</td> </tr> </table>	VOTING AYE:	Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft, William McCurdy II, Tick Segerblom	VOTING NAY:	None	ABSENT:	Ross Miller	ABSTAIN:	None
VOTING AYE:	Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft, William McCurdy II, Tick Segerblom								
VOTING NAY:	None								
ABSENT:	Ross Miller								
ABSTAIN:	None								

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a

zoning inspection.

- 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; 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; 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);
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; location of existing public sanitary sewer is greater than 400 feet from the parcel; and that upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

ITEM NO. 46 WS-23-0808-GREENMAP GROUP, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate detached sidewalks and street landscaping; and 2) reduce minimum lot size in conjunction with a minor subdivision on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Oquendo Road and the west side of Torrey Pines Drive within Spring Valley. MN/rr/syp (For possible action)

REAL

Next is Item 46 WS-23-0808, waivers of development standards for the following: eliminate detached sidewalks and street landscaping and reduce minimum lot size in conjunction with a minor subdivision on 2.5 acres in an RE Rural Estates Residential AE-60 Zone, generally located on the north side of Oquendo Road and the west side of Torrey Pines Drive within Spring Valley.

Commissioners, we did receive revised plans, and waiver number two is no longer necessary, due to an error in a calculation of the original mapping. So, what's before you today is waiver of development standards number one.

SEGERBLOM

Good morning.

MATTHEW JARAMILLO

Good morning. Matthew Jaramillo, Baughman & Turner, 1210 Henson Street, here on behalf of the applicant. Commissioner Naft, I'd like to thank you for taking the time to meet with us regarding this waiver. We are asking for a waiver of landscaping and detached sidewalk to really maintain the feel of the neighborhood already. During our meeting with Commissioner Naft, it was brought to our attention that a neighbor to the south of us had concerns regarding the block wall. After speaking with our client, he's agreed to construct a decorative wall along the frontages of both streets, something similar to this, with a capstone, some color, not standard block. Outside of that, that's all we're requesting at this time.

Alright. This is a public hearing. Is anyone here wishing to speak on this item? Seeing no one, we'll turn it over to Commissioner Naft.

Thank you, Mister Chairman. And thank you to your client for agreeing to offer that condition of the enhanced decorative wall on both sides of the property. I'll move for approval of Item 46, per revised plans.

There's a motion on the floor. Cast your vote.

Commissioner, that's with the withdrawal of waiver of development standards number two, correct?

Correct. Approving waiver of development standard number one with waiver development standard number two being withdrawn.

And that motion passes.

Thank you

It was moved by Commissioner Michael Naft, and carried by the following vote, that the application be approved subject to staff conditions.

VOTING AYE:

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

VOTING NAY:

None

ABSENT:

Ross Miller

ABSTAIN:

None

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Decorative wall to be provided along Oquendo Road and Torrey Pines Drive.
- 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; 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; 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

- Comply with approved drainage study PW19-13314;
- Right-of-way dedication to include 40 feet for Torrey Pines Drive, 30 feet for Oquendo Road and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or

larger.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

ITEM NO. 47 WS-23-0813-LAS VEGAS ROYAL OWNER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative driveway geometrics; and 3) gated access.

DESIGN REVIEW for site modifications including a proposed gated entry for an existing manufactured home park on 18.0 acres in an R-T (Manufactured Home Park) Zone. Generally located on the north side of Vegas Valley Drive and the east side of Marion Street within Sunrise Manor. TS/bb/syp (For possible action)

REAL

Next is 47 WS-23-0813, waiver of development standards for the following: reduced parking and alternative driveway geometrics and gated access, design review for site modifications, including a proposed gated entry for an existing manufactured home park on 18 acres and an R-T Manufactured Home Park Zone, generally located on the north side of Vegas Valley Drive, in the east side of Marion Street, within Sunrise Manor.

SEGERBLOM

Good morning.

CAMERON HART

Good morning. Sorry. Good morning. This is a project for an existing residence, 55-plus community. Unfortunately, this building here was burned down in 2022, so what they were requesting is to put gated access for this community. In doing so, we need to eliminate some of the parking for our waiver standards number one. For that, we also have to have a waiver of standards for the gate itself, going from the, sorry, for the actual configuration of the geometric design. And then, the same thing with the driveway entrances here for the entrance and as well as the exit on this other sheet.

For the pan driveway, we recommend not doing the radial returns here, because there is an existing streetlight that's right across the street, with an existing crosswalk here. We have a lot of children around the community and the school zone. So, we don't want to touch that corner. With that radial return, it'll pretty much prohibit access for an ADA landing for that streetlight conflict. So, we

HART request to have that waiver passed, include the pan driveway.

SEGERBLOM Does that complete your presentation?

HART Yes.

SEGERBLOM Alright, this is a public hearing. Anyone here wishing to speak on the item? Seeing no one, this is my item, I'd like to have Public Works chime in here on the pan driveway.

PAPAZIAN Thank you, Commissioner. It's tough to retrofit gates to an already constructed parcel. We do whatever we can to help out the developers to do that. We know they want a safer area. However, we believe it's imperative that they do construct a commercial curb return driveway. Vegas Valley is busy, it's only going to get busier. We have Touchstone just to the east of this adding more traffic, and we can work with them. I think they could push the driveway to the west and work it into the existing drive aisle. Or we can even help move the, I think we can move the streetlight to accommodate the commercial curb return driveway. We just want to make sure it's safe for the public and get those cars off the street as fast as you can. With a pan driveway, you have to come to a complete stop and then, enter the subdivision. And with a commercial curb return driveway, you could come in at some speed.

SEGERBLOM Alright, so in ordinary language, you oppose the pan driveway?

PAPAZIAN We do oppose the pan driveway.

SEGERBLOM Alright. Are you willing to work with Public Works to modify the pan driveway?

HART Yes, absolutely.

SEGERBLOM Alright, is that going to be clear on the record, as far as what we want you to do?

HART Yup.

PAPAZIAN Commissioner, I'm sorry. I'd like to add, they do have a pan driveway to the egress side, and we're okay with the pan driveway on the egress side. Because all the queuing, when you're leaving the subdivision, happens on site.

HART Can I add to the about the queuing?

SEGERBLOM Yes.

HART We did do a preliminary queuing analysis for the entry. There's not going to be enough stacking for it to even come into the street on Vegas Valley. So, I do want to state that it's not going interrupt the traffic flow on Vegas Valley Drive. It's basically a complete stop since this is a signaled intersection. So, I guess I just don't see why it can't come to a complete stop already.

SEGERBLOM Well, if you want to hold the item and come meet with me, I'm happy to have Antonio come up, and we can hash it out. But in talking to Antonio, I agree with

SEGERBLOM him, as far as that street is going to be much more traffic going forward, and so, we don't want to have pan driveways going forward, if we can change it. And I think you're in the position where we have to ask you to change it. So, it's your choice. If you want it to pass today, you have to do it with Public Works conditions.

HART Okay.

SEGERBLOM Alright, is that clear, Miss Real?

REAL Yes.

SEGERBLOM Alright. Then I would make a motion to approve subject to the conditions that Antonio has set forth with Public Works, and you guys can work together to figure out how to make it happen. Is that clear?

HART It's clear. Thank you.

SEGERBLOM Alright, there's a motion pending, cast your vote. And that motion passes.

HART Thank you.

ACTION: It was moved by Commissioner Tick Segerblom, and carried by the following vote, that the application be approved subject to staff conditions.

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

VOTING NAY: None

ABSENT: Ross Miller

ABSTAIN: None

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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; 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; 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

- Work with Public Works - Development Review to improve the existing driveway on ingress side;
- Traffic study and compliance.

ITEM NO. 48 PA-23-700026-JJJ LIVING TRUST, ET AL:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/gc (For possible action)

REAL

Next are Items 48, 49, and 50, which will be heard together.

Item 48, PA-23-700026, holdover plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood RN to Low Intensity Suburban Neighborhood LN on 2.5 acres, generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise.

Item 49, ZC-23-0565, holdover zone change to reclassify 2.5 acres from an R-E Rural Estates Residential RNP-1 Zone to an R-1 Single Family Residential Zone. Design review for a single-family residential development, generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise.

And then, Item 50, VS-23-0566, holdover vacate and abandon easements of interest to Clark County located between Redwood Street and Rainbow Boulevard and between Pebble Road and Torino Avenue within Enterprise.

SEGERBLOM

Good morning. This is a public hearing.

SUSAN FLORIAN

Good morning.

SEGERBLOM

This is not public. You're making your presentation first, and then, it'll be a public hearing. Thank you.

FLORIAN

Good morning, County Commissioners. My name is Susan Florian from Taney Engineering, 6030 South Jones Boulevard, here on behalf of the applicant. The acreage for the subject project is 2.5 acres. It is located north of Pebble Road and west of Inspiration Drive. The subject parcels are zoned RE, Rural Estates Residential District, with a planned use of R-N, Ranch Estates Neighborhood. We are requesting modifications to the current zoning and planned use amendment. We're requesting to allow for a development of a six-lot single family residential subdivision with a density of 2.4 lots per acre. They range from 12,522 square feet to 16,986 square feet, with an average of 14,739 square feet. All lots will be accessed with the 39-foot roadway. It's a private street. All lots will have access through Pebble Road into Wildwood Court, which terminates in a cul-de-sac. All homes will be custom built but have not yet been designed. Pebble will receive full offsite improvements, including curb, gutters, sidewalks, and streetlights. A 15-foot landscape buffer will also be provided, with trees planted every 22 feet, with detached five-foot sidewalks.

Sorry, I had trouble turning the paper there. We are requesting two applications. The first application is for the plan amendment. We are requesting a land use amendment in support of the project currently designated RN Ranch Estate Neighborhood to LN, Low Intensity Suburban Neighborhood. The request is needed to rezone to RD, the subject parcel abuts master planned CM, Corridor Mix, to the south, NC, Neighborhood Commercial to the west, RN, Ranch Estates Neighborhood to the north and east. This request is because we are proposing less intensive use than what is to the south, the south again has a corridor mix, which

FLORIAN

is intended for higher uses. To the west, we do have neighborhood commercial. It is used for low intensity retail services.

I believe that this is a buffer between all the different planned use and the surrounding area. We're asking for low intensity suburban neighborhood, instead of a mid-intensity or high intensity. And then, the second is the request to zone parcels currently zoned RE to RD, Single Family Residential District. The land use plan amendment is also being requested concurrently to support the rezoning.

Our last application is a vacation to vacate 33 patent easements from the north, south, and west of the parcel. Due to the parcels being developed into a single-family residential subdivision, the patent easement is no longer necessary. I appreciate the time that you have given us, and I respectfully ask for your approval. And I'm here to answer any questions that you may have.

SEGERBLOM

Alright, this is a public hearing. Anyone here wishing to speak on this item?

STEVEN HIN

Steven Hin, address 6825 West Torino Avenue, Las Vegas, Nevada 89139. We live at this property right here, connected to this project. We've been to several meetings. They proposed something even higher density than this before. It's kind of still opposed. The whole street is rural, rural, rural. This was a commercial. I guess it ended up turning into mixed zoned, and then, this was rural, but it got commissioned to do the low intensity storage, which is very fairly quiet. The main concern that I have would be, in the original mock-up, they said that everything on the north side would have one story homes. I don't think that's a stipulation in this one.

Also, it's also one concern for this neighbor as well. Another thing I have a concern with is a setback should be at least 25 to 30 feet away from the wall on all walls. That's a condition that my neighbors talked about, these neighbors talked about, and also these neighbors talked about. What else is it? And then, another thing that this picture shows is that the use of this common wall, these existing walls, all these existing walls are actually owned and on the property of these owners. And I believe all of them are opposed to using their existing wall as a common wall.

And also, this neighbor, she has flood issues from however they diverted the water from the storage unit. Her whole backyard floods every time it rains. So, she's very concerned with having a drainage easement on the backside of her wall. And my neighbor Paul, so on behalf of Paul and Katie Martinez, 8865 Redwood, in proposal, "You have still made the lot directly next to us the smallest of the three north lots, which puts a new house closer to us. A two story would be very confining. I did point out that, to your representative. Also, I did not receive any information from you or any notification of this meeting. Thank you. Paul Martinez. And in addition, the elevation requirement to the lot adjacent to us would be up to two feet higher, making our six-foot wall four feet." That concludes everything that I have. You're welcome. Thank you.

SEGERBLOM

Thank you. Next.

DAVID WAYNE

I'm David Wayne, 6755 Stella Rosa Court. This is my property right here adjacent

WAYNE

to this. And when we moved, purchased this home two and a half years ago, we were at half acre lots, and we were under the assumption that all of these would be half acre lots and there would be sufficient buffer between each yards. And with this planned on my side of the wall, they're only required to give 10 feet buffer zone, which would, if two story houses were allowed, that's looking right down into my yard, no buffer. And we're two stories here, mine, but like Paul, that he was talking about, is a one story, but we have probably, I don't know, there's sufficient distance between the homes that you're not looking right into the yards in the homes. So that's my concern, and that's my neighbor, Aaron and John, who have this lot right here also.

SEGERBLOM

Alright, thank you so much.

WAYNE

Thank you.

SEGERBLOM

Anyone else here wishing to speak? Seeing no one, I'll close the public hearing and turn it over to Commissioner Jones.

JONES

Miss Florian, did you want to address any of the concerns that are raised by the neighbors?

FLORIAN

Yes, if I could. So, I believe that, if we were still RE, it would still be a 10-foot setback for the sides. We also did try to make concessions with the neighbors. We started out with 12 lots, then went down to nine, now to six. The drainage easement will not be along this wall. It will be right here, where it says five-foot private drainage easement. It'll go all the way down to lot six. And then, the lots are pretty much all the same size. They're pretty equal to each other, without the drainage easement being private.

I did email all of the neighbors, except for Paul, but that is because I did give him a phone call and I did try to get his email, so that I could send the plans over. But they didn't get to me in time. And then, yeah, that's all I have to address.

JONES

Very good. I appreciate the neighbor's concerns. When this came in to me, the proposal was too dense, and I asked them to revise it two or three times, which they did. I think that this density of six lots is reasonable for this area. It's a good buffer between the commercial that is along rainbow and the higher density to the south.

With regards to the common walls, I understand what you're saying. However, just from experience, the worst thing ever you can do is have two walls next to each other, because then, you end up with a five-foot separation between the walls and you end up with rats and homeless and trash and all sorts of fun stuff that you don't want back there. So, I'm going to go ahead and move for approval. Sorry, Antonio had a comment. Sorry.

PAPAZIAN

Thank you, Commissioner. We just received these revised plans when it went from 12 lots to six lots. It shifted the street, their entrance to their subdivision to the west. And with that shift, now, it doesn't comply with one of our standards. However, it's never going to comply with our standards. This is consistent with a four-lot cul-de-sac. This is where the placement of that street would be. And I just

PAPAZIAN want to point out that, with the move, and it doesn't comply, they're never going to be able to comply. So, I didn't want them to have to come back for a waiver in the future for something that they're never going to be able to comply with.

JONES Right. And so, Sami, the way we're going to deal with that is by doing it per plan, so that it's clear that they don't have to come back for an additional waiver?

REAL That's correct. And then, I also just wanted to add to the record that we did condition the project to have only single-story homes within the development. So that is a current condition, if you choose to have that added. And then, I would also request, if it is going to get approved, that it could be approved pursuant to the RD zoning that they have requested to reduce it down to instead of the R-1 Zoning.

JONES Okay. Do you understand that, Miss Florian? Okay. So again, to the neighbors, they will be only single-story homes, and the condition will be per plans, which means that they will be no more than six homes on this parcel, even though we are going to be voting on a change to the land use category. Understood?

FLORIAN Yes.

JONES Alright, with that, I'll go ahead and move for approval of agenda Items 48, 49 and 50.

SEGERBLOM There's a motion, cast your vote. And that motion passes.

FLORIAN Thank you, Commissioners.

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (adoption of Resolution No. R-2-7-24-3) be approved.

ITEM NO. 49 ZC-23-0565-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS: HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone. DESIGN REVIEW for a single-family residential development. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Reduction to R-D zoning;
- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Per revised plans dated February 5, 2024;
- Only 1 story homes within the development;
- 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 final zoning inspection.

- Applicant is advised that 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; 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 that the design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0127-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO 50 VS-23-0566-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:
 HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/r/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and

granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

ITEM NO. 51 ZC-23-0754-3526 PATRICK LANE, LLC:

HOLDOVER ZONE CHANGE to reclassify 0.5 acres from an RS20 (Residential Single Family 20) (AE-60) Zone to a CG (Commercial General) (AE-60) Zone. Generally located on the north side of Patrick Lane, 570 feet east of Pecos Road within Paradise (description on file). JG/md (For possible action)

ACTION: Deleted from the agenda (withdrawn without prejudice)

ITEM NO. 52 WS-23-0755-3526 PATRICK LANE, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) buffering and screening standards; 3) increase fence height; 4) allow modified driveway design standards; and 5) allow commercial pan driveways where commercial curb return driveways are required.

DESIGN REVIEWS for the following: 1) alternative landscape plan; 2) alternative trash enclosure design; 3) allow an accessory structure (storage/shipping container) not architecturally compatible with the principal building; and 4) plant nursery on 0.5 acres in a CG (Commercial General) Zone within the AE-60 Airport Environs Overlay. Generally located on the north side of Patrick Lane, 570 feet east of Pecos Road within Paradise. JG/md/syp (For possible action)

ACTION: Deleted from the agenda (withdrawn without prejudice)

ITEM NO. 53 ZC-23-0770-USA:

HOLDOVER ZONE CHANGE to reclassify a 1,636.0 acre portion of 2,272.0 acres from an R-U (Rural Open Land) Zone, an H-2 (General Highway Frontage) Zone, an M-2 (Industrial) Zone, an R-U (Rural Open Land) (AE-65) Zone, and an M-2 (Industrial) (AE-65) Zone to an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-65) Zone.

USE PERMITS for the following: 1) electric generating station (solar photovoltaic facility); 2) electric substation; 3) generation intertie transmission line; 4) increase the height of utility structures; 5) public utility structures with all accessory structures visible from a street; 6) waive landscaping and screening requirements; 7) eliminate trash enclosure; 8) waive noise standards; and 9) allow a communication tower.

WAIVER OF DEVELOPMENT STANDARDS for non-dedication of right-of-way.

DESIGN REVIEWS for the following: 1) electric generating station (solar photovoltaic facility); 2) electrical substation; 3) generation intertie transmission line; 4) maintenance and operations building; 5) public utility structures with all accessory/ancillary structures and uses; 6) final grading for a Hillside Development (slopes greater than 12%); 7) communication tower; and 8) finished grade on 2,272.0 acres. Generally located on the east and west sides of Las Vegas Boulevard North and the northeast side of US Highway 93 within Northeast County (description on file). MK/jor/syp (For possible action)

REAL

Next is Item 53, ZC-23-0770, holdover zone change to reclassify 1,636 acre portion of 2,272 acres from an R-U Rural Open Land Zone, in an H-2 General Highway Frontage Zone, an M-2 industrial zone, an R-U Rural Open Land AE-65 zone, and an M-2 Industrial AE-65 Zone to an M-1 Light Manufacturing and an M-1 Light Manufacturing AE-65 Zone.

Use permits for the following: electric generating station, solar photovoltaic facility, electric substation, generation intertie transmission line, increase the height of utility structures, public utility structures with all accessory structures visible from a street, waive landscaping and screening requirements, eliminate trash enclosure, waive noise standards, and allow a communication tower. Waiver of development standards for non-dedication of right of way, design reviews for the following: electric generating station, solar photovoltaic facility, electrical substation, generation intertie transmission line, maintenance and operation

REAL buildings, public utility structures with all accessory and ancillary structures and uses, final grading for hillside development with slopes greater than 12%, communication tower, finished grade on 2,272 acres, generally located on the east and west sides of Las Vegas Boulevard North and the northeast side of US Highway 93 within Northeast County.

SEGERBLOM Good morning.

BRANDON HICKEY Good morning. My name is Brandon Hickey, on behalf of the applicant, Boulevard Associates. This zone change is essentially for 200 megawatts of photovoltaic generation site with 600 megawatts of energy storage. Here to answer any questions, and we do concur with the staff report.

SEGERBLOM Alright, that's pretty short and sweet. So, this is a public hearing. Anyone wishing to speak on this item? No. Hearing and seeing no one, we'll turn it over to Commissioner Naft.

MARILYN KIRKPATRICK How about me? Okay.

SEGERBLOM My assistant told me the wrong thing. So, Marilyn, this is you.

KIRKPATRICK It's all good. It's all good. Sami, do we have the Development Agreement condition for Public Safety that we want to read into the record?

REAL Yeah, so we already have a condition to the application that requires a development agreement to be entered into or to mitigate the impacts prior to, in case they just want to do a contribution in advance. We did talk to Fire, and they were interested in mitigating the impacts of this project through a contribution to a new fire truck, similar to I think it's a type seven truck, that could be modified to fight smaller brush fires and to be more responsive to an event at this location. That smaller truck would also then therefore allow them to have possibly more solar panels on the site, because then, with this smaller truck, they wouldn't need as wide of a drive aisle. So that is what we can add to the development agreement to the conditions as that contribution. The contribution amount was a hundred thousand dollars was the maximum they thought would be necessary for the cost of a fire truck.

KIRKPATRICK Thank you. And just for the rest of my colleagues, so this is, at the outlying areas, we get a lot of the solar, because it falls within the corridor. But what happens is the volunteer fire departments are expected to come, should there be any issues during construction and even after construction. So, we're asking, we're not asking, we're telling, that they're going to give a contribution to our public safety component in the Fire Department is what that expectation is. So, I just want to be clear that you understand that, and I'd like that prior to the construction, so that we just get it out of the way. So that we can show up if there's an issue. I just want to make clear that you're good with that?

BRANDON HICKEY Yes, Commissioner.

KIRKPATRICK Okay. Alright. With that, I'd make a motion for approval with the added public safety feature for that area.

SEGERBLOM Sure, you don't Want to add a tax too, pay for those volunteer fire trucks?

KIRKPATRICK Don't get me started, because they already called 15 people to call me to tell me my District. So don't get me started.

SEGERBLOM Alright, there's a motion on the floor. Cast your vote. That motion passes. Thank you.

HICKEY Thank you.

ACTION: It was moved by Commissioner Marylin K. Kirkpatrick, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, fire equipment and services through a contribution in the amount of \$100,000.00 for a fire rescue vehicle and other issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County or provide evidence of an agreement with the Bureau of Land Management which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County or the Bureau of Land Management, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; off-premises signage is not permitted; compliance with all air quality rules and regulations required by the Department of Environment and Sustainability; 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; 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 that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

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

ITEM NO. 54 ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:

ZONE CHANGE to reclassify 2.5 acres from an R-D (Suburban Estates Residential) Zone to an R-1 (Single Family

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

ACTION: Deleted from the agenda (held to May 22, 2024, per the applicant).

ITEM NO. 55 NZC-23-0764-LV WS MEYER, LLC:

ZONE CHANGE to reclassify 14.3 acres from a C-1 (Local Business) Zone to an R-4 (Multiple Family Residential - High Density) Zone. USE PERMIT for a High Impact Project.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) dedication of right-of-way.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family development; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road, 270 feet west of Buffalo Drive within Spring Valley (description on file). MN/md/syp (For possible action)

REAL Next are Items 55 and 56, which will be heard together.

Item 55, NZC-23-0764, zone change to reclassify 14.3 acres from a C-1 local business zone to an R-4 Multiple Family Residential High-Density Zone. Use permit for a high impact project. Waivers of development standards for the following: increased building height and dedication of right-of-way. Design reviews for the following: alternative parking lot landscaping, multiple family development, and finished grade in the CMA Design Overlay District, generally located on the south side of Warm Springs Road, 270 feet west of Buffalo Drive within Spring Valley.

And then, Item 56, VS-23-0765, vacate and abandon a portion of right-of-way being Warm Springs Road, located between Buffalo Drive and Cimarron Road within Spring Valley.

SEGERBLOM Good morning.

LIZ OLSON Good morning. Liz Olson, 1980 Festival Plaza Drive, here on behalf of the applicant, Nevada West. This site was part of the auction a couple years back. We're located on Warm Springs, just west of Buffalo. As you can see, it's been in the system for quite a long time. We're still in non-conforming zone change. But the site's currently zoned and planned for commercial. I'm sure you're all familiar with the area. There's quite a bit going on, lots of commercial, some warehousing to the north of us. As you move west toward Durango, we have significant amount of commercial in the area, as well as the hospital here. We're requesting a nonconforming zone change to R-4, which correlates to the new RM-32 designation. Based on the close proximity to our sister project, that was approved last year, we are processing this as a hip for the total number of units.

With this project alone, we're requesting a total of 344 units. Access to the site is off of Warm Springs. We have our clubhouse in the center, and we have two large outdoor open space areas. We're just about a double of our open space that is required. Two-and three-story buildings, our maximum height is 45 feet, where 35 feet is required in the R-4. Under the new development code, under the RM-32, we could actually go up to 50 feet. So, we believe that the request is actually compatible with the current zoning that is on the site today.

OLSON Staff has recommended approval. Town Board recommended approval. We do not have any neighbors as part of our neighborhood meeting. So, with that, I am happy to answer any questions and turn it back over to you.

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

NAFT Thank you, Chairman. Just wanted to highlight, the reason this was delayed, this portion of the application was delayed, was so that we could make sure that we got some of the road plans right, when it comes to James Regional, which is touching the property line here. So that was really important to me, so I'm glad that we figured all of it out. And also, just want to hit on, you mentioned it's double the open space requirement?

OLSON We're just under double.

NAFT Okay, good. That's great. So then, if there's nothing further, I'll move for approval of Items 55 and 56.

SEGERBLOM There's a motion, cast your vote.

OLSON Thank you.

SEGERBLOM And that motion passes.

ACTION: It was moved by Commissioner Michael Naft, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Resolution of Intent to complete in 3 years;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised that 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; a new application for a Master Plan Amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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 that the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;

- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

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

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 #0421-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 56 VS-23-0765-LV WS MEYER, LLC:

VACATE AND ABANDON a portion of right-of-way being Warm Springs Road located between Buffalo Drive and Cimarron Road within Spring Valley (description on file). MN/md/syp (For possible action)

ACTION:

It was moved by Commissioner Michael Naft, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

ITEM NO. 57 ORD-23-900632: Introduce an ordinance to consider adoption of a Development Agreement with AMH NV 10 Development, LLC for a single family residential development on 4.9 acres, generally located north of Oleta Avenue and west of Conquistador Street within Enterprise. JJ/jm (For possible action)

REAL

Alright, next are Ordinances for Introduction. Introduction of an ordinance. Item 57, ORD-23-900632 is an ordinance to consider adoption of a development agreement with AMH NV 10 Development LLC for a single-family residential development.

Item 58, ORD-23-900662 is an ordinance to amend the official zoning map, reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on October 4th, 2023, October 18th, 2023, November 8th, 2023, November 21st, 2023, and in Assessor's Book 163.

And then, last is Item 59, ORD-24-900030, an ordinance to consider adoption of an amended development agreement with Southern Highlands Development Corporation, a Nevada corporation, Olympia Group LLC, a Nevada limited liability company, Section 7, LLC, and all affiliates and related entities, for an approximately 2,950-acre master planned community for Southern Highlands.

Commissioner, we request that these items be introduced, and the Board set a public hearing for February 21st, 2024.

SEGERBLOM

Alright, I'd move to introduce them and set them for what date?

REAL

February 21, 2024.

SEGERBLOM

February 21, 2024.

REAL

Yes.

ACTION:

There being no objections, Chair Segerblom set the matter for public hearing on February 21, 2024 at 9:00 a.m.

ITEM NO. 58 ORD-23-900662: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on October 4, 2023, October 18, 2023, November 8, 2023, November 21, 2023 and in Assessor's Book 163. (For possible action)

ACTION:

There being no objections, Chair Segerblom set the matter for public hearing on February 21, 2024 at 9:00 a.m.

ITEM NO. 59 ORD-24-900030: Introduce an ordinance to consider adoption of an amended Development Agreement with Southern Highlands Development Corporation, a Nevada corporation, Olympia Group LLC, a Nevada limited liability company, Section 7, LLC, and all affiliates and related entities, for an approximately 2,950 acre Master Planned Community (Southern Highlands), generally located on the south side of Cactus Avenue, west of I-15 within Enterprise. JJ/ja (For possible action)

ACTION:

There being no objections, Chair Segerblom set the matter for public hearing on February 21, 2024 at 9:00 a.m.

ITEM NO. 60 ADDENDUM AG-24-900060: Discuss special events and live entertainment related to major events, and direct staff accordingly. (For possible action)

REAL

And then, last is the addendum that was added, Item 60 AG-24-900060, discuss special events and live entertainment related to major events and direct staff

REAL

accordingly. Commissioners, if you remember, back in March of 2023 and October of 2023, the Board directed staff to allow for, we'll say, deviations from code to allow for special events, temporary signage, in relation to what we're calling major events. That would be the Formula One event and the Super Bowl event. Since then, we have been working closely with NFL and a whole host of people to have successful events on their properties throughout unincorporated Clark County. We have, however, encountered some issues with a couple of sites that are limited by either prior direction from the Board of County Commissioners or conditions of approval. And so, this is an agenda item that we put on to ask if the Board would like to allow for these special events, possibly one time, in light of the prior direction or prior conditions of approval.

SEGERBLOM

Thank you. Commissioner Gibson?

GIBSON

Thank you. There are an unprecedented number of events for the Super Bowl. In Phoenix, I think there were a couple of hundred special events. There are more than 300 associated with the Super Bowl LVIII in Las Vegas. And for obvious reasons, this city is set up in a way that enables that in so much of an easy way that it just makes sense to do it.

The NFL and its partners are the hosts of most all of what is happening. They've worked awfully hard to make this a successful and memorable event, and they've worked with a willing partner, Clark County, that has worked awfully hard to accommodate their objectives and ensure that the outcome is exactly what needs to happen for a Super Bowl and what needs to happen for this destination. And we're very proud of the effort that we've put forward.

The question you've raised, Sami, as you detail why this item's on, is important to us, because we can't achieve those objectives without taking into account some things that we didn't anticipate further in advance. And it would be my hope that this Board would give direction that would allow events, where prior direction or approvals might or would otherwise restrict those events, where appropriate. Allowance is limited to events, I would say, that are hosted by the NFL and its partners. And that's an important concern. In the Stadium District, Commissioner Naft can speak to that, or when in conjunction with a recreational facility within the Gaming Enterprise District. And I think that meets the intent of the approach we've taken in terms of working with the NFL to get to a point where the Super Bowl will be the most incredible experience ever. And it would be my hope that our direction coming out of this meeting would accommodate the things that are potentially in conflict, but don't need to be. And I defer to Commissioner Naft to add anything that he would wish to add.

NAFT

Thank you. Commissioner Gibson, I think, encapsulated it well, and I agree. I think extending the privilege, however restrictive, to partners of the programmer makes a lot of sense in this really limited case and would support that effort.

SEGERBLOM

Is this just a discussion item? Or Rob, do you have a...

ROBERT WARHOLA

It's just a discretion item. I think we received discretion, so I think we're good.

SEGERBLOM

I would like to add that it seems to me, these big events, the hotels are covering

