



togetherforbetter

Board of County Commissioners

Clark County, Nevada

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

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, September 3, 2025:

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

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

The meeting was called to order at 9:01 a.m. by Chair Segerblom with the following members present:

Commissioners Present:

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

Absent:

None

Also Present:

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

SEC. 2. PUBLIC FORUM

1. Public Comment

TICK SEGERBLOM

Good morning. This is the County Commission Zoning meeting for Wednesday, September 3. We'll start with public comment. And also, is there Ryan Rund here? Filled out a card?

JIM GIBSON

Item 15.

TICK SEGERBLOM

Yeah, Item 15. Well, mystery. All right, all right. Seeing no one wants to speak on public comment, we'll close the public comment period and turn it over to Director Real.

SEC. 3. AGENDA

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

ACTION: APPROVED.

SAMI REAL

Good morning, Commissioners. The second item is the approval of the agenda after considering any additions or deletions of items. Staff has the following request which may require re-notification fees in accordance with Title 30:

Hold to the September 17, 2025, Zoning meeting:

- Item 20, UC-25-0471
- Item 23, WS-25-0506

Hold to the October 8, 2025, Zoning meeting:

- Item 4, ET-25-400076 for DR-21-0714

Hold to the October 22, 2025, Zoning meeting:

- Item 24, ZC-25-0350
- Item 25, VS-25-0352
- Item 26, WS-25-0351
- Item 27, TM-25-500086

Hold no date:

- Item 11, WS-25-0492

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions which are Items 4, 11, 20, 23, and 24 through 27, the agenda stands ready for your approval.

MOTION

WILLIAM MCCURDY II

Move approval of the agenda.

TICK SEGERBLOM

There's a motion to approve, cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

3. Approval of minutes. (For possible action)

ACTION: APPROVED.

SAMI REAL

The third item on the agenda is the approval of the minutes. The minutes of the August 6, 2025, Zoning meeting are ready for your approval.

MOTION

WILLIAM MCCURDY II

I move approval.

TICK SEGERBLOM

Motion to approve the minutes, cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 18

SAMI REAL

Next are the routine action items which consists of Items 4 through 18, except items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, staff has the following request: Item 7, ET-25-400082 for UC-23-0225, change the commencement date to July 30, 2028. If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for your approval.

MOTION

WILLIAM MCCURDY II

With the correction read into the record, I move approval.

MARILYN K. KIRKPATRICK

May I ask you a question? Can we trail Item 4? I know it's on the consent agenda, but we had some additional conditions. I thought we wanted to reach out, so I need to get with Will.

SAMI REAL

I was informed you wanted to hold Item 4.

MARILYN K. KIRKPATRICK

Oh, okay.

SAMI REAL

So, I held Item 4 until October 8.

MARILYN K. KIRKPATRICK

Oh, okay. I didn't see it on the sheet. Okay, thanks.

SAMI REAL

Thanks.

TICK SEGERBLOM

All right. We're one step ahead. There's a motion, cast your vote.

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. And the control room is on fire today, so the three-minute clock works, and the votes are coming in fast, so we're going to get out of here.

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO OCTOBER 8, 2025, PER COMMISSIONER KIRKPATRICK).

5. ET-25-400078 (ZC-23-0233)-WIGWAM-PARVIN LIMITED PARTNERSHIP:

USE PERMIT FIRST EXTENSION OF TIME for senior housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce throat depth.

DESIGN REVIEWS for the following: 1) multi-family residential development for senior housing; and 2) alternative parking lot landscaping on 3.43 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Southern Highlands Parkway and south of Dancing Winds Place (alignment) within Enterprise. JJ/rp/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until July 19, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

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

Public Works - Development Review

- Compliance with previous conditions.

6. ET-25-400079 (ZC-23-0067)-ELEGANCE RUSSELL, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) senior housing; and 2) Project of Regional Significance.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase retaining wall height; 3) reduce throat depth; and 4) allow non-standard improvements in the right-of-way.

DESIGN REVIEWS for the following: 1) senior housing development; and 2) finished grade on 11.2 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located north of Russell Road and west of Boulder Highway within Whitney. JG/lm/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until May 17, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

7. ET-25-400082 (UC-23-0225)-NP DURANGO, LLC:

USE PERMIT FIRST EXTENSION OF TIME for live entertainment.

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) minor expansion to a resort hotel; and 2) tandem parking spaces on 50.0 acres in an H-1 (Limited Resort and Apartment) Zone within a P-C (Planned Community) Overlay District within the Rhodes Ranch Master Planned Community. Generally located between the CC 215 Beltway and Maule Avenue west of Durango Drive within Spring Valley. JJ/mc/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until July 30, 2028 to commence or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the Rhodes Ranch Development Agreement and locked-in Development Code expires July 30, 2028; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

8. UC-25-0530-DREAM BIG FAMILY TRUST & REHM SCOTT KENJI & JEANALIN JULIA VILLANUEVA TRS: AMENDED USE PERMITS for the following: 1) home occupation; 2) residential stable (no longer needed); 3) small livestock; and 4) household pets.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Westwind Road and south of Charleston Boulevard within the Spring Valley Planning Area. AB/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge UC-24-0536.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the applicant may be required to obtain any permits for the increase in household pets from Clark County Animal Protection Services; changes to the approved project will require a new land use application; a 120 square foot minimum area stall is required per each large livestock, with 90 square feet protected from the elements; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

9. VS-25-0508-NEW CHINATOWN INVESTMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue (alignment) and Wigwam Avenue, and between Rainbow Boulevard and Montessori Street within Enterprise (description on file). JJ/mh/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Satisfy utility companies' requirements.

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Camero Avenue, 35 feet to the back of curb for Wigwam Avenue, between 55 feet and 60 feet for Rainbow Boulevard, and associated spandrels;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Rainbow Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

10. WS-25-0507-NEW CHINATOWN INVESTMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed shopping center on 5.0 acres in a CG (Commercial General) Zone. Generally located north of Wigwam Avenue and west of Rainbow Boulevard within Enterprise. JJ/mh/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Camero Avenue, 35 feet to the back of curb for Wigwam Avenue, between 55 feet and 60 feet for Rainbow Boulevard, and associated spandrels;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Rainbow Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0051-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

11. WS-25-0492-SJD FARM, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce private street width on 157.46 acres in an RS40 (Residential Single-Family 40) Zone. Generally located north of Riverside Road and west of Jeremiah Drive (alignment) within Bunkerville. MK/nai/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD, NO DATE PER COMMISSIONER KIRKPATRICK).

12. PA-25-700028-T-BIRD PLAZA, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 7.01 acres. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor. WM/rk (For possible action)

ACTION: ADOPTED (RESOLUTION R-9-3-25-1).

13. ZC-25-0430-T-BIRD PLAZA, LLC:

ZONE CHANGE to reclassify 6.16 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay for an existing shopping center. Generally located north of Las Vegas Boulevard and west of Lamb Boulevard within Sunrise Manor (description on file). WM/rk (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

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

14. ZC-25-0516-ESTRADA, MARGARITA V. LIVING TRUST:

ZONE CHANGE to reclassify 1.02 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located west of Paiute Street and south of Jensen Avenue within Moapa Valley (description on file). MK/mc (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Southern Nevada Health District (SNHD) – Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; 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.

15. ZC-25-0526-QUANTUM PEAK VENTURES, LLC:

ZONE CHANGE to reclassify 0.92 acres from an RS40 (Residential Single-Family 40) Zone to a CG (Commercial General) Zone. Generally located west of Moapa Valley Boulevard and south of Whipple Avenue within Moapa Valley (description on file). MK/gc (For possible action)

ACTION: APPROVED.

16. ORD-25-900399: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Millrose Properties Nevada, LLC for a single-family residential development on 12.80 acres, generally located north of Pebble Road and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5291; EFFECTIVE 09/18/2025).

17. ORD-25-900476: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada Inc. for a single-family residential development on 9.13 acres, generally located west of Valley View Boulevard and south of Serene Avenue within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5292; EFFECTIVE 09/18/2025).

18. ORD-25-900561: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on June 4, 2025. (For possible action)

ACTION: ADOPTED (ORDINANCE 5293; EFFECTIVE 09/18/2025).

SEC. 5. NON-ROUTINE ACTION ITEMS 19 THROUGH 39

19. UC-25-0169-OBJECT DASH, LLC:

HOLDOVER AMENDED USE PERMITS for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce parking lot landscaping (no longer needed); 3) reduce parking; and 4) allow alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Paradise Road and north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy for the multi-family shall not be issued until Certificate of Occupancy has been issued for the monorail station connected to and operational with the Loop system;
- Design review as a public hearing to address parking if the monorail use permit on the property ever expires or ceases operation;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to construct full off-sites on the northerly most existing driveway;
- Proposed driveway shown on the site plan to be egress only;
- Applicant to coordinate with Public Works - Development Review for the design of the egress driveway;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Paradise Road improvement project;
- 90 days to record said separate document for the Paradise Road improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- If approved, 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;
- If approved, 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;
- If approved, 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;
- If approved, 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 required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the 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 #0093-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #3 AND #4A WERE WITHDRAWN.

SAMI REAL

Next is Item 19, UC-25-0169. Holdover amended use permits for the following: a proposed multi-family development; and a proposed monorail (station). Waivers of development standards for the following: reduce setback; reduce parking lot landscaping, which is no longer needed; reduce parking; and allow

alternative driveway geometrics. Design reviews for the following: a proposed multi-family development with accessory commercial (retail and restaurant) uses; and a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Paradise Road and north of Harmon Avenue within Paradise.

TICK SEGERBLOM

Good morning.

STEPHANIE GRONAUER

Good morning, Mr. Chairman, Commissioners. Stephanie Gronauer, 1980 Festival Plaza Drive. Here on behalf of the applicant. This property is located on Paradise Road, it's just to the east of the Virgin Hotel and Casino located right here. Further east of it is the Embassy Suites, you can see located here. And then UNLV (University of Nevada, Las Vegas) is just to the east of that. This entire area is in the most intense area of Clark County with the master plan of entertainment mixed-use and the zoning of CR. We're here with a use permit for a multi-family development that's very unique as well as a monorail station. A new monorail station which will be the first of its kind with the mix of both the station and the multi-family housing on the property. So, those are the two use permits. The waivers we've withdrawn, several of the waivers at the Town [Advisory] Board (TAB), which I'll walk through. But this is really a exciting and unique project, the first of its kind in the valley.

So, this is the north side of the property. You can see the layout here. This is the multi-family building. On the very surface level is the monorail station. You can see it'll be a surface level monorail station. Multi-family with some commercial components on the first level, a bodega grocery store, a drive-thru coffee for when you enter the loop, and then just some amenities for the residents on that first level. The waiver that we have that we've withdrawn, we had a parking reduction, but we did submit a study in lieu of the parking waiver. So, we did withdraw that waiver at TAB. The study is part of your backup. And really what the study says is this'll be the first of its kind in this urban area with a significant reduction in parking. The idea is that folks in and around this downtown Strip Corridor will live, work, and play on this property, utilize the loop system, utilize the bus rapid transit system, as well as the pedestrian accessibility. You've got UNLV within walking distance just to the east of this, so students without cars could certainly live there. And then, of course, employees in and around the Resort Corridor could live there as well.

The waivers we had, Public Works waivers, with relation to this driveway located here. We did withdraw the driveway width waiver. We don't need that any longer. And we've worked with Public Works on the throat depths. We've got some conditions we've worked out where this will be an egress only, so we won't need that throat depth waiver here, because this will be egress only. There's also a light that aligns right here across the street, which will help with access out of the property here. This driveway to the south of the site will be the ingress for the property, and then it also has cross-access along the back here to the parking spaces and loading in the rear of the building. So, we've got some conditions that will address those too, but I think we've addressed Public Works concerns with respect to the throat depth.

Finally, the last remaining waiver is on the second level of this building, we encroach slightly into the front yard setback. There's a 10-foot setback. We meet it on the bottom level, the top level of the building just encroaches slightly in that 10-foot setback. So, that's the waiver request with respect to the setback. The building is a really great looking multi-family building. You can see, it's six stories, 75 feet in height, which is consistent with the Embassy Suites immediately to the east of us. The Virgin is 50 feet higher than us. So, from the FAA (Federal Aviation Administration) standpoint, we have submitted, and we think we'll be fine from an FAA height standpoint. There are some conditions on it that we attenuate the noise, because

we are in the flight path. So, from a construction standpoint we're happy to do that, we'll do noise attenuation. As well as we'll provide notice to the residents of the noise and the flight corridor related to that. But, you can see this is really cool. On the bottom level is where the loop station will be, so residents can just enter that station right on that first level. And then above it is the multi-family. So, you can see it's a really nice looking building. This is the streetscape views from Paradise.

So, it'll be a real improvement to the area. There's not a lot that's happened that's new in this area. Right across from Virgin, it's sat empty and currently is a construction yard for the Vegas loop. So, it'll be a really nice addition to the area, and the first of its kind as far as the urban concept and the urban nature of it utilizing the transit system that we've all invested so much in. And that is underway and currently operational. So, with that said, we'd ask you to follow TAB's recommendation of approval. They did approve this. And I'm happy to answer any questions.

TICK SEGERBLOM

This is a public hearing. Anyone here wishing to speak on the item? Seeing no one, we'll close the public hearing and turn over to Commissioner Gibson. Although, I did have one question. Do you have a letter from the FAA?

STEPHANIE GRONAUER

We've submitted. We don't have the approval yet, but it's been submitted. There's a condition of approval that does require that we have that prior to moving forward.

TICK SEGERBLOM

Okay.

JIM GIBSON

Thank you, Mr. Chair. This really is new for us. I think a lot of us think that the valley is over parked in so many ways. And — but, this is of course at the other extreme. The justification, I think, makes sense to me. Now, obviously there has to be a process when and if there were no connection to an operating subway system or a loop system. And a condition has been written. Have you reviewed the condition that is proposed?

STEPHANIE GRONAUER

We have and we're fine with that. We —

JIM GIBSON

Okay. So, let me just read that. "The Certificate of Occupancy for the multi-family shall not be issued until the Certificate of Occupancy has been issued for the monorail station connected to an operational with the loop system. And design review as a public hearing to address parking if the monorail use permit on the property ever expires or ceases operation." So, what we've tried to do is gather in the potential for something that could be out there and would really create a problem for us when it comes to the parking.

STEPHANIE GRONAUER

Yes.

JIM GIBSON

I think with the justification that you've indicated makes sense. There's buses up and down Paradise. UNLV is just through the block effectively. The rest of the corridor is something that — Where there are a

lot of folks who live and work generally in the area. We heard a lot about that after the first Formula 1 race. So, I think, that so much of this makes sense, but I have to admit, I feel like I'm out at the edge of the diving board. The other thing — Let me see what other conditions were there. Antonio, there were some concerns that Public Works has and I see, I think, three proposed conditions.

ANTONIO PAPAIZIAN

Yes sir, Commissioner. We'd like to read in three conditions. We have concerns with a driveway on Paradise with that kind of that sharp turn in. So, the first condition is for an existing driveway. It's hard to see on Stephanie's plan, but there's an existing driveway. And then Stephanie can you — yep, perfect.

STEPHANIE GRONAUER

Yep.

ANTONIO PAPAIZIAN

So, the first condition applicant to construct full off-sites on the northerly most existing driveway. That driveway today exists. We want to make sure that there's off-sites and that's not going to be used in the future and on their plan set. It shows that they're not using it, but we wanted to ensure that the off-sites were constructed in front of that driveway. And the next two conditions were for the site plan as Stephanie has shown. So, the second condition, proposed driveway shown on the site plan to be egress only. Just because of those weird turning movements, we don't want any trucks or vehicles queuing in Paradise. So, we would like that driveway to be egress only. And applicant to coordinate with Public Works Development Review for the design of that egress driveway. It's hard to give parameters to that driveway. I'm going to work with fire. I just didn't want them to have to come back and get a waiver if I, you know, pin down something that fire was not okay with. So, if they just continue to work with us, we would appreciate it.

JIM GIBSON

Okay, thank you. You understand all of those conditions, both the Public Works and the zoning conditions?

STEPHANIE GRONAUER

I do, and we're fine with all of those. And we're happy to put signage up as well. I had talked to Antonio about that, that says "Ingress and egress only."

MOTION

JIM GIBSON

Okay. Thank you. I think under the circumstances then, this — let's step off the board in my view. So, I move approval subject to the if approved conditions plus the additional conditions that were read into the record by me and Antonio this morning.

TICK SEGERBLOM

Was that a double back flip with a twist?

JIM GIBSON

That's a step.

TICK SEGERBLOM

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

VOTE

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

TICK SEGERBLOM

That motion passes.

STEPHANIE GRONAUER

Thank you very much. Appreciate it.

20. UC-25-0471-NEW CHAPTER ENTERPRISES, LLC:

HOLDOVER USE PERMIT for a proposed gas station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway departure distance; 2) reduce driveway approach distance; and 3) reduce driveway throat depth.

DESIGN REVIEW for a proposed commercial center consisting of a gas station, vehicle wash, convenience store, and a smog check station on 3.60 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and west of Fort Apache Road within Enterprise. JJ/rg/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO SEPTEMBER 17, 2025, PER THE APPLICANT).

(Companion Items 21 and 22)

21. WC-25-400081 (ZC-0769-01)-SUNSET ROAD COMPANY, LLC:

WAIVER OF CONDITIONS of a zone change requiring the recording of a reciprocal, perpetual cross access, ingress/egress, and parking agreements in conjunction with a proposed office/warehouse on 1.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/mh/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 22).

CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0127-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 21 and 22.

- Item 21, WC-25-400081. Waiver of conditions of a zone change requiring the recording of a reciprocal, perpetual cross access, ingress/egress, and parking agreements in conjunction with a proposed office/warehouse on 1.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and east of McLeod Drive within Paradise.

- Item 22, WS-25-0509. Waivers of development standards for the following: eliminate buffering and screening; allow an attached sidewalk; and reduce throat depth. Design review for a proposed office/warehouse on 1.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and east of McLeod Drive within Paradise.

TICK SEGERBLOM

Good morning.

SHELDON COLEN

Good morning. Sheldon Colen, 2140 East Pebble Road, representing the applicant. In front of you is a warehouse that we have pushed back so it doesn't overwhelm the street. And as you can see from the design, it's complementary to the area, which is quite industrial. And the one thing that Public Works pushed back on us a little bit was just the detached sidewalk, which as you can see would be the little red area. With utilities on one side and the entrance on the other it would've ended up being a very small amount of detached sidewalk. So, in working with staff and others, we came to the conclusion that it'd be better if we just made it continuous attached as is most of the area that way. I'm here to answer any questions you may have.

TICK SEGERBLOM

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

MOTION

JIM GIBSON

Thank you, thank you, Mr. Chair. We spent more time then the 10-feet of attachment that would otherwise be detached, probably warrants. But, our effort was to make sure that there wasn't an alternative that would make it make sense. And it doesn't. A mile in either direction, there is no detached sidewalk. It would only be that 10, or 12, or 15-feet of detached sidewalk. I think under the circumstances it makes sense, and for that reason, I move to approve Items 21 and 22.

TICK SEGERBLOM

There's a motion, cast your vote.

SHELDON COLEN

Thank you.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

Motion passes. Thank you.

SHELDON COLEN

Thank you.

22. WS-25-0509-SUNSET ROAD COMPANY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) allow an attached sidewalk; and 3) reduce throat depth.

DESIGN REVIEW for a proposed office/warehouse on 1.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/mh/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 21).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0127-2025 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

23. WS-25-0506-BLUE SKY IRREVOCABLE TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscaping; 2) reduced setback; 3) allow an attached sidewalk; and 4) alternative driveway geometrics.

DESIGN REVIEW for a commercial building on 0.4 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Mojave Road within Sunrise Manor. TS/mh/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO SEPTEMBER 17, 2025, PER THE APPLICANT).

24. ZC-25-0350-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

HOLDOVER ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise (description on file). JJ/rk (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO OCTOBER 22, 2025, PER THE APPLICANT; APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

25. VS-25-0352-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Lailah Skye Avenue, and between Arville Street and Hinson Street (alignment) within Enterprise (description on file). JJ/lm/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO OCTOBER 22, 2025, PER THE APPLICANT; APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

26. WS-25-0351-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

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

DESIGN REVIEW for a single-family detached residential development on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/bb/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO OCTOBER 22, 2025, PER THE APPLICANT; APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

27. TM-25-500086-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/lm/kh (For possible action)

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

(Companion Items 28, 29, 30, and 31)

28. ZC-25-0447-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

ZONE CHANGE to reclassify 4.37 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise (description on file). MN/gc (For possible action)

ACTION: APPROVED (COMPANION ITEMS 29, 30, AND 31).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

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 #0189-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 28 through 31.

- Item 28, ZC-25-0447. Zone change to reclassify 4.37 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise.
- Item 29, VS-25-0448. Vacate and abandon easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and Buffalo Drive and Pioneer Way; a portion of a right-of-way being Warm Springs Road located between Buffalo Drive and Pioneer Way; and a portion of right-of-way being Pioneer Way located between Warm Springs Road and Eldorado Lane within Enterprise.
- Item 30, WS-25-0449. Waiver of development standards to reduce street landscaping. Design review for a proposed single-family residential development on 4.37 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise.
- Item 31, TM-25-500108. Tentative map consisting of 43 single-family residential lots and common lots on 4.37 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise.

TICK SEGERBLOM

Good morning.

SUSAN ROSOFF-FLORIAN

Good morning, County Commissioners. My name is Susan Florian from Taney Engineering, 6030 South Jones Boulevard, here on behalf of the applicant. What we have here is a 4.37 gross acre lot. It's on the corner of Pioneer Way and Warm Springs Road. We are asking for a zone change from CG to RS2. It does have a land use of compact neighborhood. What we're proposing is a 43 lot, a single-family subdivision with a density of 9.84 dwellings per unit. The lots range from 2,975 to 4,456 square feet, with an average lot of 3,158 square feet. We do have a total open space of 9,663 square feet. Warm Springs and Pioneer Way will receive off-site improvements including curb, gutters, sidewalk paving, and streetlights. We're asking for a waiver, but we want to remove it and add the 5-foot landscape strip behind the sidewalk. So, we do want to remove that waiver. And I know TAB also recommended that we add one architectural feature to the lots that are facing Warm Springs Road. And we agreed to those conditions. With that I conclude my presentation, and I'm here to answer any questions that you may have.

TICK SEGERBLOM

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

MOTION

MICHAEL NAFT

Thank you, Mr. Chairman. Thank you for your presentation. I'm going to move for this to be approved, per the Enterprise TAB, and that, I believe, will take care of both the easement issue and the articulation issue that was brought up by that Board. So, if there isn't anything further, I'm going to move for approval of Items 28, 29, 30, and 31, per Enterprise TABs.

TICK SEGERBLOM

There's a motion, cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

SUSAN ROSOFF-FLORIAN

Thank you, County Commissioners.

TICK SEGERBLOM

That motion passes. Thank you.

29. VS-25-0448-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and Buffalo Drive and Pioneer Way; a portion of a right-of-way being Warm Springs Road located between Buffalo Drive and Pioneer Way; and a portion of right-of-way being Pioneer Way located between Warm Springs Road and Eldorado Lane within Enterprise (description on file). MN/md/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 28, 30, AND 31).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

30. WS-25-0449-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.

DESIGN REVIEW for a proposed single-family residential development on 4.37 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/md/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 28, 29, AND 31).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Add a 5 foot landscape easement to lots along Pioneer Way;
- Add 2 additional architectural features on elevations for lots along Warm Springs Road;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial

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

Public Works - Development Review

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

Department of Aviation

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

Fire Prevention Bureau

- 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 #0189-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS WAS WITHDRAWN.

31. TM-25-500108-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

TENTATIVE MAP consisting of 43 single-family residential lots and common lots on 4.37 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/md/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 28, 29, AND 30).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there

has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

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

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com 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

- 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 #0189-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 32 and 33)

32. ZC-25-0523-FG INDEPENDENT HAULING, INC.:

ZONE CHANGE to reclassify 0.50 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage District) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75 & AE-80) Overlay. Generally located south of Washburn Road and west of Mount Hood Street within the Sunrise Manor Planning Area (description on file). MK/jgh (For possible action)

ACTION: APPROVED (COMPANION ITEM 33).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

SAMI REAL

Next are companion Items 32 and 33.

- Item 32, ZC-25-0523. Zone change to reclassify 0.50 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage District) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75 & AE-80) Overlay. Generally located south of Washburn Road and west of Mount Hood Street within the Sunrise Manor Planning Area.
- Item 33, WS-25-0524. Waivers of development standards for the following: non-decorative fence; increase fence height; eliminate access gate setback; eliminate street landscaping; and waive full off-site improvements. Design review for outdoor storage yards on 0.5 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & AE-80) Overlay. Generally located south of Washburn Road and west of Mt. Hood Street within the Sunrise Manor Planning Area.

TICK SEGERBLOM

Good morning.

JOSE CARRILLO

Good morning, Commissioners. Jose Carrillo, 600 North Carriage Hill Drive, Building 42, Unit 1138. We want to get these zone changed, so we could be able to park our vehicles here. We want to go ahead and pave Dike Street. Leading up, we wanted to waive all off-site improvements just to match the areas, since there's not much going on out there. Paving the street, and then also as well as our parcels, fence around it. We'll be coming in through Washburn. Vehicles will be entering the properties, exiting out the same way. Same with this lot over here on this side as well. And that's pretty much all we got.

TICK SEGERBLOM

All right. This is a public hearing, anyone wishing to speak? Seeing no one, we'll turn it over to Commissioner Kirkpatrick.

MOTION

MARILYN K. KIRKPATRICK

Thank you, Mr. Chairman. So, we want to be consistent with the other properties that you already brought. You turned into the same map, the same everything, so we want the condition. Because, although today there's not much going on, but we have 10 applicants. So, we're hoping that you all can do the off-sites together so it makes sense. So, we would make a motion to approve, but we want to modify the conditions on the waivers.

So one, we'll allow you to have a chain link fence with slats for five years, but thereafter there'll be a block wall, which we discussed that you'll put that in. Two, we're okay with the height proposal, but remember, we'll be out there to make sure that you manage it and take care of it. Three, we're going to put the same condition in that we did on your other properties, and that is, to the access gate shall be set back from

the edge of the right-of-way. And it can be reviewed and approved through administrative design through Public Works so that is consistent with what you had before. And then we'll allow for alternative landscaping along — We're not going to eliminate it, but along Dike Street where a 6-foot-wide area is required. And then, we'll give you two years before you have to start on the off-sites, just because we want everybody to do it together.

JOSE CARRILLO

Okay. Just question on the landscaping. So, we wanted to do — I know the other condition stated alternative landscape, and we still got to do the tree in lieu of. Is that just two different items or is that just —

MARILYN K. KIRKPATRICK

Well, we don't — So, on your last one, you got to pay the tree fee. And we still give you alternative landscaping. We don't want it — We're not trying to create another situation that we have on Cheyenne and Nellis, right? So, we're amenable to — We don't think that you should put the full landscaping code that's required out there. But an alternative landscaping gives you the opportunity to put some rock or some other stuff on your side of the property. Which is what we think will work best out there for today. What we don't want is people to — Once they start realizing people are out there. In fact, just last week there's 10 RVs (recreational vehicle) out there that are parking. So, we're trying to avoid that. So, we're going to keep it with the same condition as the last one.

JOSE CARRILLO

Understood.

MARILYN K. KIRKPATRICK

I'm very consistent. Okay?

JOSE CARRILLO

Understood. Thank you.

MARILYN K. KIRKPATRICK

Okay. That's my motion.

TICK SEGERBLOM

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

JOSE CARRILLO

Thank you, Commissioners.

33. WS-25-0524-FG INDEPENDENT HAULING, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) non-decorative fence; 2) increase fence height; 3) eliminate access gate setback; 4) eliminate street landscaping; and 5) waive full off-site improvements.

DESIGN REVIEW for outdoor storage yards on 0.5 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & AE-80) Overlay. Generally located south of Washburn Road and west of Mt. Hood Street within the Sunrise Manor Planning Area. MK/mh/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 32).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Alternative street landscaping to be provided along Dike Street;
- Access gates shall be set back from edge of rights-of-way with the location of the access gates to be reviewed and approved through the administrative design review process;
- Chain-link fence with slats is permissible for 5 years, thereafter a block wall shall be constructed;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 2 years to complete full off-site improvements;
- 2 years to review completion of full off-site improvements;
- Drainage study required prior to future off-site improvements;
- Off-site permit required for the removal and replacement of unpermitted improvements;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

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

(Companion Items 34 and 35)

34. ZC-25-0531-MCNAMARA, ROBERT THOMAS & DELIA JO:

ZONE CHANGE to reclassify 1.03 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise (description on file). MN/jgh (For possible action)

ACTION: APPROVED (COMPANION ITEM 35).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

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

SAMI REAL

Next are companion Items 34 and 35.

- Item 34, ZC-25-0531. Zone change to reclassify 1.03 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise.
- Item 35, WS-25-0532. Waivers of development standards for the following: allow a non-decorative fence along a street; increase fence height; eliminate and reduce buffering and screening; modify residential adjacency standards; reduce drive aisle width; reduce throat depth; and waive full off-site improvements. Design review for a proposed office development on 1.03 acres in a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise.

TICK SEGERBLOM

Good morning.

SUSAN ROSOFF-FLORIAN

Good morning County Commissioners. My name is Susan Florian, from Taney Engineering, 6030 South Jones Boulevard, here on behalf of the applicant. What we have here is a 1.03 gross acres located north of Ford Avenue and east of Giles Street. We are asking to rezone it from RS20 to CP, Commercial Professional. The lots — Sorry. It has a land use of neighborhood commercial. Sorry. What we have here is two residential buildings. We're trying to convert them to an office space. That's why we have so many waivers. I know that if we were to change it — If we were to demolish the buildings and make it look more commercial, it would probably fit better. But, we're trying to keep the aesthetic of the surrounding neighborhood. We do have two existing buildings. We're proposing to build an extension of this, build a parking lot over here, and a two-story garage in the back. With that I conclude my presentation, and I'm here to answer any questions that you may have.

TICK SEGERBLOM

All right. This is a public hearing. Anyone here wishing to speak on the item? Please come forward. Since you're the first one today, please state your name, spell your last name, and you have three minutes.

ERNESTO MCCOMBS

My name is Ernesto McCombs. I live at 8715 Haven, which is the corner of Ford and Haven. We and multiple neighbors went to the initial meeting, and there was an agreement among us that we just did not

feel that this would fit. It's a residential area, it encroaches directly on our backyard. We already have an issue with previous meeting they approved, an 84 home, townhouse, along Giles. Now we're going to encroach even more by putting a business in the middle of a residential area. She's wanting to put a business building between two homes. And that's directly in my backyard. Across the street is — And I apologize, I ran in. Across the street are stables for horses. We don't have full roads, we don't have lighting, we don't have curbing. And you're just going to increase the traffic further in our area. And putting a business, sandwiched between shoehorned-in residential properties, just does not make sense.

Our residential area is just being encroached upon more, and more, and more. And we're rural, we're not like you say, "Cookie cutter homes." We are trying to maintain that rural environment. And this is just taking away from it more, and more, and more. It just doesn't make sense. With all the variances, a two-story parking garage in a rural area, it just — It doesn't fit. And we're just trying to stop it. I think I'm the only one from our neighborhood here today, but previously at the prior meeting, there were quite a few attendees that did want to prevent this from going forward. That's all I have to say.

TICK SEGERBLOM

Thank you. No one else is wishing to speak, we'll turn it over to Commissioner Naft.

MOTION

MICHAEL NAFT

Thank you, Mr. Chairman. I thank the gentleman for coming today. And that assessment's right, there was I believe five people who spoke during the public comment period on this item at the TAB. A couple things that I just want to clear up. This is planned commercial. So, this alignment is planned commercial. They're asking to go commercial. And conceivably, you could see something much more intense than this. And that's why for me this has made a lot of sense. Yes, it's a business, but it's not a public access business. You have a couple, a handful of employees, who are going to be working out of there. And when it comes to maintaining the character of the neighborhood, that's exactly what's happening here. They're not rebuilding these structures as they could, they're going to continue to use them as houses, like happens in all of our districts and various places. So, I can't think of an alternative use, something's going to happen there. I can't think of an alternative use that would be less impactful than literally a couple people working out of the structures that already exist today.

So, for that reason, I support the request, because it is planned commercial neighborhood. That's the use that they're asking for today. And you referenced on the same alignment the entitlements that this body approved. My motion for Beazer, that's the kind of intensity that theoretically could go in this area. So, I think, this use is really not impactful. I don't think it'll add anything to the traffic counts on that street. Anyways, so I won't (inaudible) the point. But, for those reasons I'm supporting the application today. I would just caution the applicant, the fire department is going to want to weigh in on this. I know the applicant already been to see fire prevention, and that'll be a process to go through.

SUSAN ROSOFF-FLORIAN

I know that you also wanted to condition this exit on Ford to be one-way, right?

MICHAEL NAFT

Already being a good neighbor. Thank you. That's correct. My motion will include a condition that egress onto Ford be one-way. If there's nothing else, I move for approval of Items 34 and 35.

TICK SEGERBLOM

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

SUSAN ROSOFF-FLORIAN

Thank you, County Commissioners.

35. WS-25-0532-MCNAMARA, ROBERT THOMAS & DELIA JO:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a non-decorative fence along a street; 2) increase fence height; 3) eliminate and reduce buffering and screening; 4) modify residential adjacency standards; 5) reduce drive aisle width; 6) reduce throat depth; and 7) waive full off-site improvements.

DESIGN REVIEW for a proposed office development on 1.03 acres in a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise. MN/md/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 34).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Egress from driveway onto Ford Avenue to be one way only;
- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and 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 the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

SEC. 6. INTRODUCTION OF ORDINANCES

36. ORD-25-900433: Introduce an ordinance to consider adoption of a Development Agreement with Toll South LV, LLC for a single-family residential development on 2.5 acres, generally located south of Serene Avenue and east of Grand Canyon Drive within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, SEPTEMBER 17, 2025, AT 9 A.M. (BILL 9-3-25-1).

SAMI REAL

Next are ordinances for introduction, Items 36, 37, 38, and 39 are all ordinances for introduction.

- Item 36, ORD-25-900433. Is an ordinance to consider adoption of a development agreement with Toll South LV, LLC for a single-family residential development on 2.5 acres.
- Item 37, ORD-25-900573. Is to consider an ordinance for the adoption of a development agreement with Richmond American Homes of Nevada, Inc for a single-family residential development on 8.59 acres.
- Item 38, ORD-25-900609. Is an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on June 18, 2025.
- Item 39, ORD-25-900625. Is to consider the adoption — Introduce an ordinance for the adoption of a development agreement with JAT Pebble LLC and JAT Pebble 2 LLC for commercial and multi-family residential development on 28.1 acres.

Commissioners, we ask that you set the public hearing for these four items for September 17, 2025.

TICK SEGERBLOM

All right. I'll introduce the ordinances and set the public hearing for September 17, 2025.

37. ORD-25-900573: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc for a single-family residential development on 8.59 acres, generally located south of Cactus Avenue and east of Quarterhorse Lane within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, SEPTEMBER 17, 2025, AT 9 A.M. (BILL 9-3-25-2).

38. ORD-25-900609: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on June 18, 2025. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, SEPTEMBER 17, 2025, AT 9 A.M. (BILL 9-3-25-3).

39. ORD-25-900625: Introduce an ordinance to adopt the Development Agreement with JAT Pebble LLC and JAT Pebble 2 LLC for a commercial and multi-family residential development on 28.1 acres, generally located west of Las Vegas Boulevard South and south of Pebble Road within Enterprise. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, SEPTEMBER 17, 2025, AT 9 A.M. (BILL 9-3-25-4).

PUBLIC COMMENTS

SAMI REAL

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

TICK SEGERBLOM

This is the last period for public comment. Anyone wishing to speak on anything, come forward now.

RYAN RUND

Good morning. My name is Ryan. I had Item 15. I was detained for a short time, so I wasn't able to speak when the announcement came out. So, I was hoping I could have a brief moment to discuss Item 15 with Quantum Peak Ventures.

TICK SEGERBLOM

All right. Just so you know, that was approved. But go ahead and please tell us — We reached out for you. We couldn't find you, I apologize.

RYAN RUND

Okay. Oh. Got you. Great. So yeah, owner of Quantum Peak Ventures, owner of Crimson Heights Behavioral Health Mental Health Clinic that we're looking to build in the community. This is a service that is highly wanted upon the community. So, we're excited to be able to provide this resource. We're just being told there's a lot of need for autism, ABA (Applied Behavior Analysis) services, mental health services. So, when we met with the Board a couple of weeks ago, they were very excited. Their main concern was if we had talked to the neighbors in the community, because there are some adjacent neighbors across the street and next to us. We did make the effort to knock on their doors, we sent out letters. We do have documentation of the letters that were sent out, and I do have a formal note from our team member that visited the neighbors. And so, the visits went well. They're very supportive and they're excited to have us there. So, if there's any other questions about the services that we have.

TICK SEGERBLOM

We normally don't speak during public comment, but Commissioner Kirkpatrick if you want to say anything.

MARILYN K. KIRKPATRICK

No, we tend to follow the TAB out there and that's why it was on the consent agenda—

RYAN RUND

Okay. Great—

MARILYN K. KIRKPATRICK

—and it's approved.

RYAN RUND

Sounds good. Thank you.

TICK SEGERBLOM

Sounds like a great program. Thank you so much.

RYAN RUND

Thank you for your time.

TICK SEGERBLOM

All right. Anyone else wishing to speak? Seeing no one, we'll close the second period of public comment and maybe a record time. So, go have breakfast. Thank you.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 9:36 a.m., the meeting was adjourned.

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

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

[ONLINE MEETING LINK](#)

APPROVED: /s/ Tick Segerblom
TICK SEGERBLOM, CHAIR

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