



**togetherforbetter**

## *Board of County Commissioners*

Clark County, Nevada

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

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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, December 4, 2024:

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

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## SEC. 1. OPENING CEREMONIES

### CALL TO ORDER

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

**Commissioners Present:**

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

**Absent:**

None

**Also Present:**

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

## SEC. 2. PUBLIC FORUM

### 1. Public Comment

**TICK SEGERBLOM**

Good morning, Jennifer.

**JENNIFER AMMERMAN**

Good morning, Commissioners. The first item on the agenda is public comment.

**TICK SEGERBLOM**

All right, this is the first time for public comment. Anyone wishing to speak on an item on the agenda can come forward now. I don't see anyone there, so we won't even go into the rest of the speech. All right, close the public comment and turn it over to Jennifer, the acting Planning Director.

## SEC. 3. AGENDA

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

**ACTION: APPROVED.**

**JENNIFER AMMERMAN**

I don't know about that, but I'm here. Number Two, 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 renotification fees in accordance with Title 30.

- Hold to the January 8, 2025, Zoning Meeting, Item Number 41, ZC-24-0575 and Item 42, UC-24-0576
- And withdraw without prejudice Item Number 32, WS-24-0566.

The above public hearing items are going to be open as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 32, 41 and 42, and the agenda stands ready for your approval.

**MOTION**

**WILLIAM MCCURDY II**

Mr. Chair, I move approval of the agenda with the recommendations into the record.

**TICK SEGERBLOM**

There's motion to approve the agenda. Cast your vote.

**VOTE**

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

**TICK SEGERBLOM**

That motion passes.

3. Approval of minutes. (For possible action)

**ACTION: APPROVED.**

**JENNIFER AMMERMAN**

Next item is the approval of the minutes. The minutes of the November 6, 2024, Zoning Meeting are ready for approval.

**MOTION**

**WILLIAM MCCURDY II**

Mr. Chair, I move approval of the minutes for the November 6, 2024, meeting.

**TICK SEGERBLOM**

There's a motion to approve the minutes. Cast your vote.

**VOTE**

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

**TICK SEGERBLOM**  
That motion passed.

**SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 23**

**ACTION: APPROVED.**

**JENNIFER AMMERMAN**

Next are the Routine Action Items which consist of Items 4 through 23, except items previously deleted and Item Number 13, which will be heard separately. 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:

- For Item 5, which is AR-24-400090 for WC-0174-16 of UC-0849-14; Delete the current planning condition “Until July 30, 2026, to review as a public hearing” and replace it with “Until December 1, 2026, to review as a public hearing and add a current planning condition to read as follows “one of the maximum of the 3 nights per month for live entertainments ending at 12 a.m. may occur in the parking lot or driving range for a maximum of 6 times annually”.

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

**MOTION**

**WILLIAM MCCURDY II**

Mr. Chair, I move to approve the Routine Action Items.

**TICK SEGERBLOM**

There's a motion to approve the Routine Action Items. Cast your vote.

**VOTE**

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

**TICK SEGERBLOM**  
That motion passes.

4. SDR-24-0553-TOWNE STORAGE UNIVERSITY,  
LC SIGN DESIGN REVIEWS for the following: 1) waive residential adjacency standards; and 2) signage in conjunction with an existing mini-warehouse facility on 1.36 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of University Center Drive, 150 feet south of Northrop Avenue (alignment) within Paradise. TS/nai/kh (For possible action)

**ACTION: APPROVED WITH 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; 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.

5. AR-24-400090 (WC-0174-16 (UC-0849-14))-MGM GRAND PROPCO, LLC:  
HOLDOVER WAIVER OF CONDITIONS SIXTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/syp (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Until December 1, 2026 to review as a public hearing;
- Maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.;
- One of the maximum of 3 nights per month for live entertainment events ending at 12:00 a.m. may occur in the parking lot or driving range for a maximum of six (6) times annually;
- No live entertainment before 8:00 a.m.;
- Applicant to continue to analyze the height and design of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette Condominium units during events;
- Residents of the abutting residential developments and County staff to be notified a minimum of 30 days prior to each event planned to end past 10:00 p.m.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or

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

Public Works - Development Review

- Compliance with previous conditions.

6. AR-24-400113 (UC-23-0655)-RW LV FUTURE LAND, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) a recreational facility; 2) fairgrounds; and 3) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/tpd/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Until June 21, 2025, to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

7. AR-24-400115 (WS-17-1095)-VENETIAN PROPCO, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW to reduce on-site parking for an events center/music venue/recreational facility (Sphere), the Venetian and Palazzo Resort Hotels, and the Sands Expo Center on 80.3 acres in a CR (Commercial Resort) Zone. Generally located south of Sands Avenue and on the west and east sides of Koval Lane within Paradise. TS/dd/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

8. AR-24-400116 (UC-17-1096)-VENETIAN VENUE PROPCO, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW to reduce on-site parking for an events center/music venue/recreational facility (Sphere), the Venetian and Palazzo Resort Hotels, and the Sands Expo Center on 18.51 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sands Avenue, 150 feet east of Koval Lane within Paradise. TS/dd/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

9. AR-24-400117 (WS-18-0218)-VENETIAN PROPCO, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW to increase the time period for video or graphics display for animated signage.

DESIGN REVIEW for signage including an increase in animated sign area in conjunction with the existing Palazzo and Venetian Resort Hotels and the Sands Expo Center to a proposed events center/music venue/recreational facility (Sphere) on 80.3 acres in a CR (Commercial Resort) Zone. Generally located south of Sands Avenue and on the west and east sides of Koval Lane within Paradise. TS/dd/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions

10. ET-24-400114 (NZC-21-0423)-B-R OVATION LIMITED PARTNERSHIP:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.35 acres from a CG (Commercial General) Zone to an RM50 (Residential Multi-Family 50) Zone.

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

DESIGN REVIEWS for the following: 1) multi-family development; and 2) site modifications to a previously approved multi-family development on 6.99 acres in an RM50 (Residential Multi-Family 50) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Tropicana Avenue within Spring Valley (description on file). JJ/my/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Until November 3, 2027 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that land use applications on APN 163-30-501-002 must remain active; 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; 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.

11. ET-24-400118 (ZC-22-0432)-ALL INVESTMENTS, LLC:

USE PERMIT FIRST EXTENSION OF TIME for off-highway vehicle, recreational vehicle, and watercraft storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) landscaping; and 3) throat depth.

DESIGN REVIEWS for the following: 1) mini-warehouse; and 2) finished grade on 3.0 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road and the east side of Park Street within Enterprise. JJ/nai/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Until October 4, 2026 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; changes to the approved project will require a new land use 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

12. UC-24-0579-USA: USE PERMIT for a public utility structure (utility poles).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of a public utility structure (utility poles); and 2) eliminate residential adjacency standards.

DESIGN REVIEW for a proposed public utility structure in conjunction with an existing electric generation station on a portion of 637.1 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the south side of SR 160 and the northwest side of Tecopa Springs Road within the Northwest County Planning Area. JJ/jor/kh (For possible action)

**ACTION: APPROVED WITH 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; 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 there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.

13. WS-24-0548-UNITED TARGETS GROUP, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; and 3) drainage study in conjunction with a proposed single-family subdivision on 8.91 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the south side of Obsidian Avenue and the east side of Miami Street within Sandy Valley. JJ/jm/kh (For possible action)

**ACTION: APPROVED WITH 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; 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).

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.

WAIVER OF DEVELOPMENT STANDARDS #3 WAS DENIED.

**JENNIFER AMMERMAN**

Next item is Item 13, WS-24-0548, Waiver of Development Standards for the following: eliminate street landscaping, wave full off-site improvements and drainage study in conjunction with a proposed single-family subdivision on 8.91 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the south side of Obsidian Avenue and the east side of Miami Streets within Sandy Valley.

**TICK SEGERBLOM**

Good morning. Anyone here on this item? Commissioner Jones?

**JUSTIN JONES**

Can we trail this to the end, I guess?

**TICK SEGERBLOM**

Yeah. Can we hold it until – there can be a lot of traffic out there.

**JIM GIBSON**

So, this is Item 13?

**TICK SEGERBLOM**

Yes.

**JUSTIN JONES**

Yeah. Do I need a motion to hold?

**ROBERT WARHOLA**

No, you can just trail it.

**JUSTIN JONES**

Okay. We'll just trail this.

**TICK SEGERBLOM**

Great. We'll trail Item 13.

*(Trailed – heard after Item 45)*

**TICK SEGERBLOM**

Come on, forward. Good morning.

**LING ZHENG**

Good morning, I represent him as a translator. He purchased a land in Sandy Valley in June, and they're going to divide –

**TICK SEGERBLOM**

Okay, I apologize. I need you to state and spell your last name, and his name and last name.

**LING ZHENG**

Okay. Hi, my name is Ling, first name, last name is Z-H-E-N-G. He's the owner for the United Targets Group LLC. He's Yifeng, and I represent him here. He purchased a land in June in Sandy Valley. He going to divide it into three parts and going to resale it. That's why we are here.

**TICK SEGERBLOM**

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

**JUSTIN JONES**

Thank you, Mr. Chair. There was some confusion in the staff comments here. So, I'm going to have our Public Works team clarify that.

**ANTONIO PAPAIZIAN**

Thank you, Commissioner. First of all, if you're okay with it, we would like to delete one of our conditions, where it says, "Full off-site improvements with future development." There is no off-site improvements in this area. And if you're okay with deleting that, we're okay, and understand that off-site improvements are probably not going to be constructed in the near future on this.

Also, they have a waiver in for a drainage study, which we don't have an analysis for. We missed it. Our analysis for a no-drainage study would be for strong denial. As she mentioned, it's for resale. If you waive the drainage study and we allow them to move forward with a parcel map, and they sell one of the lots that could potentially have an easement on it, a drainage easement, and they sell the lot, it could possibly

be undevelopable, especially within the area that it's in, or it will be very hard to build on. So the drainage study is imperative so that we can see if one of these lots need a drainage easement. And we just don't want them to sell a lot and the new owner to come in, develop on it, only to find out they cannot develop on it.

**MOTION**

**JUSTIN JONES**

All right, thank you. So, to say that in a regular speak, we're okay. I'll be making a motion with regards to the off-sites, that that's okay, that you don't put in the off-sites. But we don't waive drainage studies, and that just unfortunately got missed. So, my motion is going to be to approve of waivers 1A, 1B, 2A, and 2B, but deny waiver number three, which is the drainage study. So, you would, if the motion passes, still have to do the drainage study.

**LING ZHENG**

So, you mean we have to do the draining in order to –

**JUSTIN JONES**

You have to do the study. Yeah, we require that everybody do a drainage study.

**LING ZHENG**

So sorry, it's first time to do this thing. So, which department or who I should talk to?

**JUSTIN JONES**

Our Public Works team is happy to meet with you afterwards to explain it more.

**LING ZHENG**

Okay, thank you. Sure.

**JUSTIN JONES**

Okay, so that's my motion. Did we open public comment? Actually, I don't know. Did we?

**ROBERT WARHOLA**

Yes, I have it marked down.

**TICK SEGERBLOM**

I did?

**ROBERT WARHOLA**

Yes.

**TICK SEGERBLOM**

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

**LING ZHENG**

(Inaudible). We need study.

**VOTE**

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

**TICK SEGERBLOM**

That motion passes.

**LING ZHENG**

Thank you.

**TICK SEGERBLOM**

Thank you so much. So, wait around for a second then.

14. MPS-24-0519-HUGHES HOWARD PROPERTIES, INC.:

AMENDED MAJOR PROJECT update to the land use and Development Guide to redesignate the land use category from Park/Open Space to Commercial (previously not notified) for a 1.47 acre portion of 876.0 acres in Village 18 within the Summerlin Master Planned Community. Generally located on the east side of Flamingo Road, 220 feet south of Granite Ridge Drive within Summerlin South Master Planned Community. JJ/rk (For possible action)

**ACTION: APPROVED (RESOLUTION NO R-12-4-24-1).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Conformance to the plans as presented with the land use/specific plan;
- Land use applications for development must be submitted within 2 years or the land use/specific plan will expire;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

15. ZC-24-0480-HUGHES HOWARD PROPERTIES, INC.:

ZONE CHANGE to reclassify 1.47 acres from an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone to a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone for a future commercial development in Summerlin Village 18. Generally located on the east side of Flamingo Road, 220 feet south of Granite Ridge Drive within Summerlin South Master Planned Community (description on file). JJ/rk (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Clark County Water Reclamation District (CCWRD)

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

CCWRD website; a CCWRD approved POC must be included when submitting civil improvement plans.

16. ZC-24-0559-FRANLEN AIRPORT CENTER, LLC:

ZONE CHANGE to reclassify 3.44 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the west side of Spencer Street within Paradise (description on file). JG/lm (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Department of Aviation

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

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 #0460-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. UC-24-0560-FRANLEN AIRPORT CENTER, LLC:

USE PERMIT for a restaurant.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) allow an attached sidewalk; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed industrial building on 3.44 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the west side of Spencer Street within Paradise. JG/lm/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**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 that 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;
- Nevada Department of Transportation approval.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include

expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- 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 #0460-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

18. ORD-24-900565: 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 7.11 acres, generally located north of Pebble Road and east of Durango Drive within Enterprise. JJ/dw (For possible action)

**ACTION: ADOPTED (ORDINANCE 5199).**

19. ORD-24-900572: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with SHLV LLC for a shopping center development on 4.0 acres, generally located south of Shelbourne Avenue and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)

**ACTION: ADOPTED (ORDINANCE 5200).**

20. ORD-24-900582: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with BD Equities, LLC for an office/warehouse complex on 6.7 acres, generally located west of Arville Street and north of Cougar Avenue within Enterprise. JJ/dw (For possible action)

**ACTION: ADOPTED (ORDINANCE 5201).**

21. ORD-24-900734: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with SD NORTH PARCELS LLC for an office/warehouse complex on 19.3 acres, generally located east of Tenaya Way and south of Patrick Lane within Spring Valley. MN/dd (For possible action)

**ACTION: ADOPTED (ORDINANCE 5202).**

22. ORD-24-900758: Conduct a public hearing on an ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly related thereto. (For possible action)

**ACTION: ADOPTED (ORDINANCE 5203).**

23. ORD-24-900766: 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 October 2, 2024. (For possible action)

**ACTION: ADOPTED (ORDINANCE 5204).**

## SEC. 5. NON-ROUTINE ACTION ITEMS 24 THROUGH 49

*(Companion Items 24 and 25)*

24. UC-24-0571-CANADA INVESTMENTS, LLC:

USE PERMIT to allow a cannabis establishment (retail store).

WAIVER OF DEVELOPMENT STANDARDS for street landscaping.

DESIGN REVIEW for modifications to an existing retail complex on 1.09 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the east side of the US Highway 95 right-of-way within Sunrise Manor. TS/hw/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 25).**

### CONDITIONS OF APPROVAL –

#### Comprehensive Planning

- Provide bollards and/or a 3 foot high pony wall along the north property line adjacent to drive-thru aisle between Charleston Boulevard and the proposed drive-thru;
- A valid Clark County business license must be issued for cannabis retail store within 2 years of approval 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 and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

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

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

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

that an interlocal agreement with City of Las Vegas will also be required.

**JENNIFER AMMERMAN**

Next item is Items Number 24 and 25, which can be heard together.

- Item Number 24 is UC-24-0571, Use Permit for a cannabis establishment, a retail store with Waivers of Development Standards for street landscaping and a Design Review for modifications to an existing retail complex on 1.09 acres in a CG, (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the east side of the US Highway 95 right-of-way within Sunrise Manor.
- And Item Number 25, UC-24-0570, Use Permit to allow a cannabis establishment, a dispensary in conjunction with a retail complex on 1.09 acres within a CG (Commercial General) Zone, generally located on the south side of Charleston Boulevard and the east side of the US Highway 95 right-of-way within Sunrise Manor.

**TICK SEGERBLOM**

Good morning.

**BOB GRONAUER**

Good morning, Mr. Chairman, Commissioners. My name's Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing Clear River, which the principal is Randy Black Sr. We are here on Items Number 24 and Number 25. This is for use permits for a cannabis establishment. This is located on approximately one acre of property. Right here along the western border of our property is the US 95 off ramp and US 95 to the south here of our property. We're south of Charleston. There's an existing building here. This was a liquor store. What we're doing is we're going to rehab that building and we're going to add a drive-thru located on the property here. There's existing retail to the south of our building here, so staff's recommending approval of the special use permits that are before you.

With respect to the design of the project, this is an elevation currently of the building that we are going to be rehabbing. On the site plan here, there is a condition that requires us to do a barrier along Charleston. For clarification purposes, that barrier, what we'll be coming in with is either going to be about a three-foot-high pony wall or some bollards in this area. That's to address the bullet point number one with respect to adding a barrier in this area where the driveway is located. So, with that being said I'm here to answer any other questions that you may have with respect to the applications that are before you.

**TICK SEGERBLOM**

There's 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 me. So, this is a great location. We're getting rid of a liquor store and putting a dispensary there. I've looked at everything. Public Works, are you okay with the bollards or the pony wall as far as between the sidewalk and the drive-thru?

**ANTONIO PAPAIZIAN**

Commissioner, Charleston is technically NDOT's jurisdiction. They probably have to get their approval.

**TICK SEGERBLOM**

But even though it's next to the sidewalk?

**ANTONIO PAPAIZIAN**

I can't tell where it's at. Is it on private property?

**BOB GRONAUER**

Yeah, it's going to be on private property. It's a part of our plan. It's on our property, so the plan is not to be in the NDOT right-of-way.

**ANTONIO PAPAIZIAN**

And what is the requirement for the bollards?

**BOB GRONAUER**

The requirement for the bollards is to be a safety barrier. That's a Planning condition, bullet point number one that requires us to have a barrier along Charleston by the drive-thru. So, I wanted to make sure for clarification purposes that that barrier can be a three-foot block pony wall, or it can be a bollards there for a safety feature.

**ANTONIO PAPAIZIAN**

If it's on-site, Public Works is okay with it. I would ask Jen.

**JENNIFER AMMERMAN**

Yes, Commissioners, we were a little bit concerned that there was nothing from the drive aisle that would go into the right-of-way. So, something like a bollard or a pony wall should suffice.

**MOTION**

**TICK SEGERBLOM**

Great. Thank you so much. All right, with that, any questions? I know we have one no vote, but otherwise I'll move for approval.

**JENNIFER AMMERMAN**

Commissioner –

**MARILYN K. KIRKPATRICK**

Mr. Chairman, I just want to clarify. I only don't support consumption allowances, but this looks like it's a retail dispensary and not a consumption lounge, so I will be supporting that.

**TICK SEGERBLOM**

All right, all right.

**JENNIFER AMMERMAN**

Can I just point out in the if approved conditions, we had a comment about the applicant shall pay into the tree fund?

**TICK SEGERBLOM**

Oh, right. Yes.

**BOB GRONAUER**

And we're good with that.

**TICK SEGERBLOM**

Okay, thank you so much.

**BOB GRONAUER**

Yep.

**TICK SEGERBLOM**

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

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes.

**BOB GRONAUER**

Thank you, Commissioners, and have a good day.

**TICK SEGERBLOM**

Say hello to Mr. Black.

**BOB GRONAUER**

I will let him know. I'll text him right now.

25. UC-24-0570-CANADA INVESTMENTS, LLC:

USE PERMIT to allow a cannabis establishment (dispensary) in conjunction with an existing retail complex on 1.09 acres within a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the east side of the US Highway 95 right-of-way within Sunrise Manor. TS/hw/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 24).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

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

26. UC-24-0574-ALL NET LAND DEVELOPMENT, LLC:

USE PERMITS for the following: 1) resort hotel; and 2) multi-family dwelling.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase driveway width; and 2) reduce driveway approach distance.

DESIGN REVIEWS for the following: 1) resort hotel; 2) multi-family dwelling; 3) entertainment or recreational facilities (arena, theater, convention area, event plaza, and outdoor pool areas); and 4) all associated and accessory uses, structures, and incidental buildings and structures on 26.33 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South, 920 feet south of Sahara Avenue within Winchester. TS/jor/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Construction traffic to be directed to the north and center driveways, away from the southern driveway provided it can be achieved safely and effectively;
- 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;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County 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, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- 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;
- Coordinate with Public Works for any pedestrian bridges over public right-of-way and if required execute an agreement;
- No advertising on pedestrian bridges within the public right-of-way;
- Coordinate with Westgate Resort APN 162-10-310-002 for the proposed pedestrian bridge over Paradise Road;
- Coordinate with Public Works - Design Division on the proposed improvements for the Karen Avenue and Paradise Road intersection;
- Coordinate with Public Works - Design Division on the proposed improvements for newly created intersection on Paradise Road south of the Karen Avenue and Paradise Road intersection;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Vacate any unnecessary rights-of-way and/or easements;
- Allow the following permits prior to approval of off-site permits: all demolition, grading, including underground utilities, dewatering, foundation, and structural first lift with foundation as determined by Public Works - Development Review.

#### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

#### 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; to show on-site fire lane, turning radius, and turnarounds; that fire/emergency access must comply with the Fire Code as amended; and to contact Khoyt@clarkcountynv.gov to arrange a meeting with Fire Prevention for this 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 #0286-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**JENNIFER AMMERMAN**

Next item is Item 26, US-24-0574, Use Permits for the following: a resort hotel and a multifamily dwelling. Waivers of Development Standards for the following: increase the driveway width, reduced driveway approach distance, with design reviews for the following: resort hotel, multifamily dwelling, entertainment or recreational facilities including an arena, theater, convention area, event plaza, and outdoor pool areas. All associated and accessory uses and structures and incidental buildings and structures on 26.33 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South, 920 feet south of Sahara Avenue within Winchester.

**TICK SEGERBLOM**

Good morning.

**RORY REID**

Good morning, Mr. Chairman, Commissioners. My name's Rory Reid. I'm an attorney, Reid, Rubenstein & Bogatz, 300 South 4th St. I'm here on behalf of the applicant. With me is Greg Borgel, our land use consultant. Nick Tomasino's to my right. He's an executive with LVXP. And Alfredo Alcantara from Paul Steelman Partners is in the audience. I'd like to cue the video if the engineer could. It's a very brief video that will introduce the project.

*(video presentation)*

This project will transform the North Strip, and it will change the Las Vegas skyline forever. In very broad terms, and I'll ask Mr. Borgel to be my Vanna White if he's willing, it consists of a 18,000 seat NBA-ready arena, a resort hotel with three hotel towers with over 2,600 rooms and condominium units, a casino, convention areas, and a 6,000-seat theater. We have been working on this for many months with your staff, and we want to thank Comp Planning and the other departments for working with us. I want to also give a shoutout to Rosemary Vasiliadis at DOA (Department of Aviation).

As you heard at the outset, after reviewing this, your staff recommends approval. The staff has recommended some conditions to go along with that approval, if you grant it. We've reviewed those closely, and we agree with them one and all. The Town Board also reviewed this, had a hearing, and they recommend this to you unanimously. If it's all right with you, Mr. Chairman, I'd like to step aside. We've worked with our neighbors. I don't know if any of them are here, but I'd like to give them an opportunity to make whatever comments they'd like. If it's all right with you, I'd like to respond, and then we'll make ourselves available to answer whatever questions you have.

**TICK SEGERBLOM**

Thank you so much. This is a public hearing. Anyone here wishing to speak on this item? We have a willing participant.

**ERIN GENELIS**

I just talk here.

**TICK SEGERBLOM**

Good morning. That's fine.

**ERIN GENELIS**

Good morning. My name is Erin Genelis. I'm a neighbor at Turnberry Towers.

**TICK SEGERBLOM**

Please speak into the microphone.

**ERIN GENELIS**

A neighbor at 222 Karen Avenue. We've lived at Turnberry Towers for quite some time, and we've been excited before about the development of this specific piece of property. Our concerns, as they've been voiced to me and my other neighbors, is this really going to happen? As you know, we dealt with All-Net year after year after year, and yet nothing. We'd like to know the timeline, financing, what can we expect? We'd love this project to come through, but again, I see All Net on the top of this. What's their involvement? Is this just yet another development company going to be saying, "Yeah, yeah, yeah, we can do this," or is this really going to happen? Because we've been looking at an empty hole for way too long, way too long. We want something to go in there, and we want some action. Right now, it is a not properly secured empty hole in the ground. There's a homeless encampment in there currently. It's dirty and we're not happy. We want this to go through. Thank you.

**TICK SEGERBLOM**

Thank you.

**JASON BISHOP**

Good morning. My name's Jason Bishop. I'm the community manager for the adjacent property of Turnberry Place, and we submitted an email as well as I dropped it off with the Commission last week. Assuming the project goes forward, just some concerns to make the project a little smoother for the nearly 800 residents that reside just south of this potential project. That was received, correct? I didn't know if you wanted me to go through each of these now. I did submit them, but I certainly can –

**TICK SEGERBLOM**

They're part of the record. I think Mr. Reid is prepared to respond to some of those.

**JASON BISHOP**

Okay. Yeah, very quickly, there's three gates that lead onto the construction site. We were very concerned. There's one that's the one that's the most southern. It's literally like 70 feet from the nearest building. If they could use the other ones for the construction site. The other ones were just keeping Paradise clean. We have such a problem with Fontainebleau with the water there. It's kind of always underwater if you're in that section over there from the runoff. LED signage, we've worked with Westgate. They were in Fontainebleau as well. Having the flashing videos 30 minutes before dusk, 30 minutes after dawn because there's just so many homes over there. So, to try to have that as least

impactful as possible, and like we said, it certainly sounds like an exciting project for the north end of the Strip.

Then certainly traffic tie-ups is our concern. There's talks about putting a light over there. It seems like the light would be more beneficial more north of Paradise because there's already a light within about 50 yards of that. We're just worried about traffic. When you talk about the 18,000-seat arena, the theater, which is all very exciting, but traffic we just believe is going to be a nightmare over there. And if Turnberry Place Master Board could be a part of any traffic studies that were done, that's one of our things we would like to propose here.

Then most recently, I actually walked the site yesterday, and the fence is completely cut. It's kind of a disaster in there. I don't know when the last time someone was over there unfortunately, but there's some vagrants living in there, and they kind of have makeshift ladders to get over to the wall, to the Turnberry Place property with the 773 homes. So, our security is really having to be diligent on watching that. So, if we can beef up some semblance of security over there until this project happens, but like I said, this was all submitted last weekend. Again, we're excited. It seems exciting, a very exciting project, but we just want to make sure that the residents are impacted as least as possible as well, looking out for them. Thank you.

**TICK SEGERBLOM**

Thank you.

**EDDIE DYER**

Hello, my name is Eddie Dyer. This is Alan Weiner. We live at Turnberry Place next door. I have a couple units there. We are supportive of the project. We're excited about something happening there. This is Vegas after all, so bigger and better is wonderful. Our concern is more so just the layout and design of it. I don't know if it's just something that's been thrown out there, but basically, it's a series of buildings lined up contiguously, which makes it basically a 70-story wall or 50-story wall from the Strip to Paradise, and there's already one wall on one side of the Turnberry properties. This would be another wall.

I guess I just question, from the developer's standpoint, the entire property, when you configure it that way, would be a shadow. So, I don't know who would really want to go to a pool that's in a constant shadow. If you take an aerial view of all the major properties on the Strip, the pools are always on the west or the south side. This, all the pools and all the property and all the access area is all in a shadow. So, I'm just curious, is this something thrown out there? Again, we like the idea of all the things that are there, but just the way that it's lined up and facing linearly as a wall that high, it doesn't make sense from what it would do to the property values at Turnberry, number one, because everyone would be staring at this giant wall no matter how high you are, but also just why would you want to resort design that it's going to be dark the whole time? I'm just questioning it. So, if it's being redesigned and it's just something thrown out there, again, we're supportive. We like the idea of something happening. We would just like it laid out a little bit differently.

**ALAN WEINER**

And also, the property values. I don't know if any of you were –

**TICK SEGERBLOM**

I'm sorry, you need to state your name and spell your last name please.

**ALAN WEINER**

Oh, Alan Weiner, W-E-I-N-E-R. I don't know if any of you guys were involved with the approval, SOFR's approval of Turnberry Place and the Fontainebleau garage. The people that bought there were told it was going to be underground two stories. It ended up being 22 stories. It destroyed property values in all the apartments in Turnberry Place, destroyed it. This will destroy it also for just under 800 units. I've been in real estate. I know what that does. Have you guys seen the parking garage from the perspective of Turnberry, any of you, the Fontainebleau parking garage?

**TICK SEGERBLOM**

Yeah, I'm sorry. We can't comment during public comment.

**ALAN WEINER**

Okay, well that was approved, and it wrecked property values. This will destroy it there, which there's other ways to lay this out, as there was other ways to do that, and they approved that. So, it needs a redesign, a complete redesign.

**TICK SEGERBLOM**

All right, thank you. Next.

**JOHN DELAVOS**

Good morning, Commissioners. John Delavos, Tower One, Turnberry Place, 2877 Paradise Road, Suite 101002. I'm here as a resident of Turnberry. My issue basically has to do with the amount of input and buy-in that the developer has solicited from the surrounding neighbors. Having spoken with Paul Buller, our general manager for the Turnberry Place Homeowners Association, Paul said that his total involvement with these people was a call in May of this year, letting him know that there was activity going on next door, would be potentially, and after the Town Board meeting where this was brought up as far as the lack of citizen outreach, which was not the case with the prior project.

The prior project held three public meetings, two at the Mesquite Club on St. Louis, one at the Las Vegas Country Club. I can provide sign-in sheets of the hundreds of people that were at those meetings to garner input just like the input that these two gentlemen proffered prior to me coming up here, so that the project that would end up being laid out on that site would be empathetic and sympathetic to the surrounding neighborhood. Didn't happen. Don't have any idea why other than perhaps hubris. I don't know. You tell me. That's an open question.

But anytime you live in a neighborhood, I feel, it's incumbent upon you as a newbie in the neighborhood to get with the people that have been there. I've been at Turnberry Place 18 years, so I believe I speak from a position of a right to talk about it, and I do not feel that any of our concerns as a community were ever addressed, let alone even asked about. I find that very, very interesting. I also find it rather uncomfortable and unfortunate. That sets a precedent in my mind for what kind of neighbors you have the anticipation of experiencing as time goes on over the years. If the people that move next door to you have absolutely no concern with you and don't care about you, you know what you can get from those people, and it's probably not going to be a satisfactory ongoing relationship. Thank you, gentlemen.

**TICK SEGERBLOM**

Thank you.

**ALISA STEINHAUER**

Good morning. My name is Alisa Steinhauer. I'm an attorney. I sent a letter to all the commissioners. I want to verify if you all received that letter. Did you receive my letter?

**TICK SEGERBLOM**

Yes, we did.

**ALISA STEINHAUER**

Okay. And I also sent that letter to Sammy Rael. Is Sammy here as well?

**TICK SEGERBLOM**

She's not, but Jennifer, who's her assistant is, and she acknowledged she got it.

**ALISA STEINHAUER**

And did her assistant get a chance to review that letter?

**JENNIFER AMMERMAN**

Yes, we received the letter and reviewed it.

**ALISA STEINHAUER**

I'm sorry.

**JENNIFER AMMERMAN**

Yes, we did receive the letter and reviewed it.

**ALISA STEINHAUER**

Okay, and my address is 5940 South Rainbow Boulevard, Suite 2000, Las Vegas, Nevada 89118. Well, basically the letter itself, for the public, has to deal with the fact that there's been some disparate treatment here in the fact that the All-Net project was required and Commissioner G had insisted that the All Net project go through three town hall meetings prior to their first meeting with the Winchester Town Board. I do have a sheet here and I have emails between Attorney Chris Kaempfer where he was stating that Commissioner G has required that they have these meetings and where they should be, that these meetings should be at the Mesquite Club on East St. Louis, thus costing Mr. Robinson \$4,000 for each one of these meetings, three. That's a total of \$12,000 that they had to expend. This group, they didn't have to expend that. Now that's disparate treatment.

Why did they not have to paper the local community according to Title 30? They are required... Excuse me. According to Title 30, they're required. "Area notice. For a major project initiated by a property owner after a pre-application conference and prior to the Board hearing on a specific plan, the developer shall notify property owners inside and within 2,500 feet of the proposed planning area to provide information on the proposed project, to allow opportunity for public input, and to address the rights and obligations of the property owners within the planning area. The developer shall notify the county of the date, time, and location of the meeting. If the proposed major project has been initiated by the board, then the board would be the ones to notify."

**TICK SEGERBLOM**

That completes your three minutes. Thank you so much. Next, please.

**ALISA STEINHAUER**

I am requesting that the Town Hall Board Meeting be vacated, and that decision be rescinded based on their violation of the statute. And as you all know who attorneys are here, that when you break a statute, they violated the law.

**TICK SEGERBLOM**

Thank you so much. Next, please.

**ALISA STEINHAUER**

This Commission will be doing the same thing. They will be breaking the law –

**TICK SEGERBLOM**

Mr. Marshall.

**ALISA STEINHAUER**

– by allowing this to continue without the legal notification according to Title 30. Thank you.

**TICK SEGERBLOM**

Good morning.

**VICKY BRADSHAW**

Good morning. Vicky Bradshaw. I'm a resident at Turnberry Place, Tower Two. I'm also a member of the Master Board as well as the HOA of my own tower. I attended the one and only meeting that this project had, and it was only with the members of the Master Board. I think it was two weeks ago. One thing that I would request is that the Commissioners not allow any major construction to begin until there is a verification that the financing has been secured, as we've gone through a number of projects around our community that have started and then stopped for a good number of years. But I think in total we are supportive of having a project on this site. But there are some conditions, and I think Mr. Buller wrote a letter to you identifying some of the reasonable conditions if a permit is issued. But most importantly, we don't want major construction to begin unless the Commission has verified that they have the \$10 billion that they say this is going to cost secured in their financing. Thank you.

**TICK SEGERBLOM**

Thank you. Anyone else wishing to speak on this item? Seeing no one, we'll close the public hearing and ask Mr. Reid to come back up. Rob, with respect to that issue, can you answer that?

**ROBERT WARHOLA**

Yeah, I received Ms. Steinhauser's letter and she's referring to the old Code, first of all, and secondly, she's referring to, I guess, some volunteer meetings that Commissioner Giunchigliani requested years ago.

**ALISA STEINHAUER**

It wasn't a request; it was an insistent and –

**TICK SEGERBLOM**

Please we're going to –

**ROBERT WARHOLA**

Those, under the current Code, those meetings aren't required, and this applicant has satisfied all notice requirements and all meeting requirements.

**TICK SEGERBLOM**

All right, thank you.

**RORY REID**

Thank you, Mr. Chairman. We appreciate the neighbor's involvement in this process and let me defend our outreach generally. I was going to make the point that Mr. Warhola just did. We met with a group of neighbors in May, at Turnberry, right before we filed the application. We had a long conversation with them at the community center, after the Town Board meeting, and agreed to meet, and there was a subsequent meeting prior to this meeting. And the result of that is the letter that the Community Manager referred to where they outlined the concerns they had. And I just want to bring those up and let you know what our response is so that you are aware that we are responsive to the neighbors. In no particular order, they expressed concerns about, and we understand given the fraught history of this property, they expressed concerns about what would happen if this project, what would happen if we don't do what we say we're going to do. And they suggested that we should have a decommissioning plan and a performance agreement.

The conditions that I mentioned that your staff suggested that we have agreed to, require that. Until we negotiate a decommissioning plan with you and a performance agreement, we cannot receive a building permit. The second item that the neighbors were concerned about was water. The gentleman mentioned that. Again, the conditions that we've agreed to require us to have a drainage study done and to comply with it. And we also will seek a de-watering permit. The conditions of that will require us to address the interests that the neighbors are concerned about.

Third, traffic. We have agreed to a traffic study and that we will comply with it. There was some discussion about where signals should be located, and it's hard to speak to a specific issue at this point, and that discussion should occur comprehensively once a traffic study has been done, and then we can – we share the neighbors' interests and the public interests. We want the free flow of traffic in and out of their neighborhood, in and out of this project. And the way to achieve that, to make sure that the public interest is met and ours as a developer is to have a traffic study done and then you should require us to comply with that, and we've agreed to it.

Signage, there was concern about the signage. That video you saw was artistic in nature. We haven't submitted a sign package yet. We will, and we should address that issue comprehensively, and we are willing to accept the condition that that sign package be considered in a public hearing so that the neighbors' concerns are addressed regarding signage.

They had concerns about how their property would be affected by construction on this site. The gentleman mentioned the gates on the property. There's three gates. Their concern is that the southernmost gate would impact them directly. And we would agree that construction traffic will be directed to the north and center driveways away from the southern driveway, provided this accommodation can be achieved safely and effectively. That's the same condition that you imposed on previous developments on this site. We would agree to that as well and that should address the neighbors' concern.

There was concern about Paradise Road and dirt on the road. We have agreed to enter a Development Agreement with the County. Typically, a Development Agreement has a dust mitigation plan. Further, the law would require us to ensure that Paradise Road isn't impacted in that way. So, the neighbors' concern should be addressed. The only issue in the letter that you received from the neighbors that we take issue with is a limitation on work hours.

They didn't want noisy activities during certain times of the day. As a owner of a project, we're subject to

other laws, OSHA and the like, and we can't require our workers to work during the heat of the day, and we're not aware of another project on the Strip where you've limited the hours of construction in the way that they've suggested, particularly in an ambiguous way for that. So that's the only provision in that letter they refer to that we would take issue with.

As to the fence, that's an ongoing battle. We spent a whole bunch of money. I don't know if you remember what the site was like before, and there's now a fence that's been constructed around it to protect the site and to improve public safety. From time to time, there's mischief done and when we become aware of it, we fix it. I think that's everything that the letter covered and that the neighbors mentioned.

And I think this displays our willingness to continue to work with the neighbors. And this will be an ongoing process. This will not be the last development of this intensity. We're going to be back. Our plans may change a little bit. We may need to make adjustments and we're going to be back to talk about all the issues I discussed. And we'll continue as we have done, continue to involve the neighbors along the way.

So, I'll end where I began, this is a transformative project, and it will change the North Strip. It will create millions of dollars of tax revenue for our community, thousands of construction jobs and permanent jobs. It will benefit our community. We commend it to you, and we seek your favorable consideration, and we're available to answer any questions you have.

**TICK SEGERBLOM**

Public Works, do you have a –

**ANTONIO PAPAIZIAN**

Thank you, Commissioner. Since I offered the condition, I feel like I can amend a condition. I'd like to amend my last condition. It allows them a few permits prior to their civil submittal. And if I could just amend it just to add a few words. So, the condition is, "Allow the following permits prior to approval of offsite permits, all demolition grading, including underground utilities, de-watering, foundation, and structural first lift with foundation." I'd like to add, "as determined by Public Works." The Building Department and Public Works have different definitions of what a structural first lift is, and I want to clarify and make sure we're on the same page, so that we don't allow them more than that.

**RORY REID**

That's acceptable to us.

**TICK SEGERBLOM**

All right. And before I get into questions, there was a issue about the height and FAA approval. You've got the approval for even the crane, right?

**RORY REID**

Yes, we reduced the height, working with DOA (Department of Aviation), and we have FAA (Federal Aviation Administration) approval on the building and the cranes.

**TICK SEGERBLOM**

All right, thank you. We have a former professional basketball player on the floor here. Did you have anything, Ross, you wanted to add about the NBA Stadium that Commissioner Naft's going to lose and we're going to get?

**RORY REID**

This is off the subject, but his jump shot isn't what it used to be, sir.

**MOTION**

**TICK SEGERBLOM**

All right, seeing no comments, I'll make a motion to approve, subject to the staff conditions and the amendment made –

**ALISA STEINHAUER**

May I speak again?

**TICK SEGERBLOM**

No.

**ALISA STEINHAUER**

Not at all?

**TICK SEGERBLOM**

No.

**JENNIFER AMMERMAN**

Commissioners, if I may, do you want to add the condition about the construction traffic?

**TICK SEGERBLOM**

Yes.

**JENNIFER AMMERMAN**

Yes?

**TICK SEGERBLOM**

Yes.

**JENNIFER AMMERMAN**

Okay, thank you.

**TICK SEGERBLOM**

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

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**RORY REID**

Thank you very much.

**TICK SEGERBLOM**

Motions passes. Thank you so much and thank you Mr. Borgel for being so silent.

**GREG BORGEL**

I'm working on it. Working on it all the time.

*(Companion Items 27, 28, and 29)*

27. VS-24-0509-USA:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). RM/hw/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 28 AND 29).**

**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

- Right-of-way dedication to include 40 feet for Craig Road, 30 feet for Chieftain Street, 50 feet for Fort Apache Road, 18 feet for Hickam Avenue, between 30 feet and 60 feet for Helena Avenue, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

VACATION OF HELENA AVENUE IS NO LONGER NEEDED

**JENNIFER AMMERMAN**

Next items are Items 27, 28, and 29, which are related, can be heard together.

- Item 27 is VS-24-0509, holdover, vacate, and abandoned easements of interest to Clark County, located between Craig Road and Alexander Road, and between Chieftain Street and Fort Apache Road, a portion of right of way being Helena Avenue, located between Chieftain Street and Fort Apache Road, and a portion of right of way being Hickam Avenue, located between Chieftain Street and Fort Apache Road within Lone Mountain.

- Item Number 28, WS-24-0510, holdover Waivers of Development Standards for the following: reduce gross lot area, reduce net lot area, reduce front setbacks, allow a gated community within the NPO RNP, reduce street landscaping, reduce call box setback, eliminate off-site improvements, curb, gutter, sidewalks, and street headlights, increase the length of a non-through street without a county-approved turn around, and eliminate street knuckles with a design review for a single-family residential subdivision on a 22.14-acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone, within the Neighborhood Protection RNP Overlay, generally located on the south side of Craig Road and north of Florine Avenue alignment, east of Chieftain Street and west of Fort Apache Road, within Lone Mountain.
- And Item 29, TM-24-500108, holdover tentative map consisting of 39 single-family residential lots and two common lots, and 22.14-acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone, within the Neighborhood Protection (RNP) Overlay, generally located on the south side of Craig Road, north of Florine Avenue alignment, east of Chieftain Street and west of Fort Apache Road, within Lone Mountain.

And Commissioners, the applicant has submitted revised plans, and I believe Helena Street's going to go through and the vacation will no longer be needed for Helena Street.

**TICK SEGERBLOM**

Good morning.

**JENNIFER LAZOVICH**

Good morning. Jennifer Lazovich, 1980 Festival Plaza Road, here tonight, here this morning actually, on behalf of Templeton. On the aerial to the north is Craig Road, to the south is Florine, and on our east boundary is Fort Apache. This piece, while it was shown in the aerials that we're going through, as Ms. Ammerman was reading in, is actually not part of the site. Our site is a little over 22 acres and it just includes what's in yellow.

The original site plan did show a vacation of two streets. It showed a vacation of Helena Avenue to the north. Can you zoom, can you expand up a little bit so you can get the whole board? I don't know if you can. So, Helena Avenue, right here, was going to be originally vacated, and then on the south down here, Hickam Avenue was proposed to be vacated. Hickam Avenue will still be vacated. The only change that we made was to put through Helena Avenue.

So as a result of putting in and putting through Helena Avenue, there are some triggering condition changes that we have to make today. Before I get to those, I want to run through a few more things though. The site itself will have all one and two-story homes. It will be a gated community. There will be a gate coming off of Fort Apache right here, and there will be, now that we have Helena going through a gated portion on the north side of Helena and then a gated portion, which is the remainder of the project, all the way south on the south side of Helena.

With respect to the call boxes that are off of Helena, we believe that those two call boxes meet the standard drawing of 50 feet. If we need to provide more detail for that, we will. The subject of the waiver actually comes in off of Minneri, off of Fort Apache. But for the two call boxes on Helena, we believe we meet that or we will work to meet Code on those two.

With the change of putting in Helena, our gross lot sizes now range from 15,704 to 29,259. The homes themselves will be roughly 3,700 square feet to 5,850 square feet, three-car garages. We will also have an

RV garage option. The number of the neighbors did have some in there, really throughout the process at the Town Board, and certainly during the public hearing last week. There were a number of comments made about just the overall lot sizes. This is somewhat hard to see unless you zoom in, but the gist of it is that we have 29 out of our 39 lots have either, in green lots that are 20,000 square feet gross or greater, over 18,000-foot net or greater. Those would be the yellow colors that you see through here. And then orange is 19,000 or greater.

So out of the 39 lots, we have 29 that are either 18, 19 or 20,000, whether that's gross or net and above. But we do have some that are below that and that is driven by the fact that Fort Apache itself is a hundred-foot wide right of way. And then, of course, when we added in Helena, it reduced some of the adjacent lots next to Helena, down in terms of gross square footage.

With respect to some community outreach, we did have a voluntary neighborhood meeting on October 21 and then we followed up with a open house on November 8. This particular developer is developing a number of other projects out in this immediate area, so we did the open house at a place called Lone Mountain Estates, just so that any neighbors that wanted to come in and see what the house looks like on the inside, they could do that. Those are brand new models that we just opened, and we wanted to open that to the neighbors to come and see. We had one neighbor who came to that open house. With respect to the conditions, I know that there are a few that we need to change. I'm happy to do those now if the Chair would like, or I can do those if there's public comment on, afterwards. Is there a preference? I'll do whichever you prefer.

**TICK SEGERBLOM**

If it's relatively simple, just go ahead and do it.

**JENNIFER LAZOVICH**

Okay. We do need to add a condition to both the tentative map as well as the waiver that says work with Public Works on the width of the entryway driveways. That specifically relates to the driveways that I was just talking about. We want to work with both Public works and Fire, make sure that those widths are appropriate.

In addition, we are asking for additional condition to be added to both the waiver and the tentative map to read, "per revised plans on file, including attached sidewalks on Helena Avenue, and the minimum gross lot size to be 15,704 square feet, with any revisions to plans to follow procedures outlined in Chapter 30.06, Administration and Procedures."

In addition, and I referenced it right at the beginning, we have an amended condition on both the waiver and the tentative map. On the waiver, it is the condition that reads, "Coordinate with Public Works' design review for approved turnarounds for Hickam Avenue and Helena Avenue." We need to amend that condition to read, "Coordinate with Public Works, design review for emergency access on Hickam Avenue." And the reason we're obviously deleting it on Helena, because we're putting in Helena, but we do need to coordinate with Public Works on the emergency access gate that will go right here on Hickam. That same amended condition needs to occur on the tentative map. So that condition will now read, "Coordinate with Public Works design review for emergency access for Hickam Avenue." Again, for the same reason that I just described. I do believe there're a few other conditions from Public Works, if Antonio wants to read those or if he wants me to read those, however you would like to handle that.

**TICK SEGERBLOM**

Antonio.

**ANTONIO PAPAIZIAN**

Thank you, Commissioner. I can read them in. And these changes are due to the fact that they are now dedicating Helena Avenue. So, prior to the dedication, we wouldn't have required any of this. So, because they're dedicating it, we're going to require for Items 27, 28, and 29, right of way dedication between 30 feet and 60 feet for Helena Avenue. I'd like to delete from Item 28 and 29: execute a restrictive covenant, which is the deed restriction for those off-site improvements, because they are installing off-site improvements, we don't need that deed restriction anymore.

And on Items 28 and 29, I'd like to add, "full off-site improvements except streetlights on Helena Avenue. Install conduit and pull boxes on Helena Avenue. 30 days to submit a separate document to the map team for the required right of way dedications and corresponding easements for any collector street or larger, 90 days to record a required right of way dedication and any corresponding easements for any collector street or larger, and all other right of way and easement dedications to record with the subdivision map."

I think Ms. Lazovich mentioned work with Public Works on the entryway on Helena Avenue. There's two entryways, so we'll continue to work with her on that, and I believe that is it for me.

**JENNIFER LAZOVICH**

I just want to make sure that you added the right-of-way dedication to include 40 feet for Craig Road, 30 feet for Chieftain, 50 feet for Fort Apache, 18 feet for Hickam, and then between 30 feet and 60 feet for Helena Avenue and associated spandrels.

**ANTONIO PAPAIZIAN**

Those conditions are already on the application prior to the revised plans we received. All of this is in addition to the existing conditions.

**TICK SEGERBLOM**

All right –

**JENNIFER LAZOVICH**

That completes my presentation. Thank you.

**TICK SEGERBLOM**

Thank you so much. This is a public hearing. Anyone here wishing to speak on this item? Good morning.

**LEE DUSBABEK**

Good morning. My name is Lee Dusbabek, 9355 Helena Avenue, and I would like to say that back in the early 2000s, I was on the Citizens Advisory Council when you, the County, and the City got together and created the Rural Preservation Zone. And you signed a contract and promised all the citizens there that you would abide by that.

I don't have a fancy video, but I do have a few pictures. This is one of the signs showing the Rural Preservation Zone. This is a picture of, up Alexander, looking west up towards Lone Mountain. And you might notice how far back this wall is. Do any of you guys know why that is? Bueller? This is a dirt trail that's part of the horse trail system, which you probably should have a map of that. This is a view of TP looking south. Yeah, correct, and over here is going to be the mega church they want to build. And you'll notice there's a horse sign there.

This is looking down Helena towards the proposed development. You'll also notice this part of the horse trail. These all lead up to what I assume is a multi-million-dollar equestrian park up there at Lone Mountain. I'd also like to add, because you know all the restrictions, minimum lot size, no streetlights, curbs, that kind of stuff. Those aren't good for horses, any of those things. I just hope you guys live up to the promise that you gave us residents.

I was at that open meeting she was talking about. It was packed. Not one person was for this. I'd also like to point out that the owner-developer, Templeton, also had property just west of this, which they went for a zoning change to the City and was denied, and then they then sold it to the LDS Church. So, they are well aware of the restrictions of this Rural Preservation Zone. I just hope that you guys vote against it. I hate to see this start to erode away what you guys promised us. That's all I have.

**TICK SEGERBLOM**

Thank you. Next.

**CALVIN KOEHLER**

Morning. My name is Calvin Koehler, K-O-E-H-L-E-R. I live at 9375 West Craig Road, which is in the exact area where this is going on. I was also at that meeting, and I remember the comment from the town board that this is the first project that they've ever denied all three requests.

This is a picture of the homes that Mr. Templeton is building in that area. They don't match at all with the surrounding area. They have no room for horses or animals or gardens, anything like that. They're all homes from one corner to the other. The picture of the area that the design is for, right in here would be the new lots that they're talking about. I walked that area all the time and I looked at it and thought about it. There's no reason that they couldn't do a development in there that would fit the area. They could do four home cul-de-sacs, which is normal for that area. Instead of 39 homes, they'd only have 36, so they'd lose three homes.

I've already seen what the homes that he's building are selling for, and how fast they're selling. And there are other developments up there that fit the half-acre, two half-acre lots that sell faster and for more money than what his lots are selling for. He still has over four or five homes in the one development he has up there that have not sold. It doesn't fit the area, it doesn't fit the design, it doesn't fit what Title 30 was made for. So, I'm totally against what he's doing right now.

As far as vacating the roads, we are getting the church up there. There's no doubt about that. That's going to make more and more traffic in the area. The reason for having those roads through is so that the traffic is dispersed a little bit more. By cutting them off and taking them away, they're just going to make more traffic on the roads that are still existing and that's another big concern for the area. I appreciate your time.

Oh, and I was going to say that also, I see where staff has done a very good report on all of the items that they have, and that staff has recommended denial on all of those items. There's a reason for that. They did their homework, and they did it well, and I thank you for your time.

**TICK SEGERBLOM**

Thank you.

**MATT DELOE**

Good morning, Commissioners. My name is Matt Deloe. I live at 4265 North Chieftain Street.

**TICK SEGERBLOM**

Can you spell your last name?

**MATT DELOE**

Sure. D-E-L-O-E. I live just west of this development but adjacent to it, just across Chieftain. A point I'd like to make is many of the lots in that area are half-acre, about 23,000 square feet. The County Code requires a net acreage of 18,000 square feet. My spreadsheet I worked on this morning shows that based on the 1113 plan done by Taney Engineering, this shows in red all the lots that are below 18,000 square feet.

So, what it shows is there's only eight lots that are greater than 18,000 square feet. And all the lots that are below, not all the lots, but many of the lots below 18,000 square feet are below in double-digit numbers. We see here we've got one that's 28% below 18,000 square feet. So, in the end, we would like you to please follow staff's recommendations, please follow the Town Board's recommendations and deny this applicant's desire to further erode the character of our neighborhood by dropping their lot sizes so small.

Also, I'd like to mention, as my other two neighbors just mentioned, yes, we are getting the temple just west of this development. And it's going to generate a lot of traffic. So, common sense would say, "Why would we cut off Hickam?" Please, again, side with staff, side with the Town Board, please do not vacate Hickam. We need to allow the flow of traffic to get out onto Fort Apache.

And lastly, there's just a small group of us here today, but I can tell you, all the neighbors that I've talked to, and I've talked to a lot of them, they are not in favor of smaller lot sizes that erode the character of our neighborhood. And they're not in favor of cutting off streets. So, I just wanted to add that. Most of them that I've talked to are working today and could not be here, but they did ask me to please convey that to you. Thank you for your time.

**TICK SEGERBLOM**

Thank you.

**ERIN DELOE**

Good morning, everyone. My name is Erin DeLoe, it's D-E-L-O-E. I live at 4265 North Chieftain Street. And that was my husband, and I am actually right across the street from this development right here. And I also wanted to bring up the vacation, because as you know, we are getting the temple. And that's right west up here. It's basically right here. And so, if we vacate Hickam, what's going to happen is all that traffic, 516 parking spaces, 70,000 square foot building, is all going to empty out on top of the meeting house, come down Hickam, and go down this street and down Helena. We need to share that disbursement of traffic out of the neighborhood and not just have it come through existing rural standard streets that aren't improved enough to handle that kind of traffic. In addition, I wanted to share the flood control issues that we have in the area.

These are pictures of Hickam and Helena, and this is from a storm from just last year. And so, we have a flood control issue that has stemmed from the development of Templeton's properties to the west of us, and it's gotten worse and worse. And so, it's gotten to the point where it's damaging our homes, it's damaging the outside of our homes, to where we can't even get out of our properties. And so, this is actually right at Helena and Chieftain. We had to remove all of this dirt with the backhoe and shovels ourselves, because the County took so long to get out. We couldn't get out of our neighborhood. And this is right at Helena and Chieftain. And so, this is what the floodwaters from up west happened in our

neighborhood. And if you vacate Hickam and only provide 30 feet of drainage or 18 feet, I forget what Jennifer said, it's not going to be nearly enough to get boulders and a foot of dirt that collects at those intersections out of the neighborhood. Thank you for your time.

**TICK SEGERBLOM**

Thank you.

**KRISTI REPP**

Good morning. My name is Kristi Repp, and I live at 4464 North Dapple Gray Road, Las Vegas, Nevada, 89129. I'm actually on the northeast corner of Fort Apache and Craig.

**TICK SEGERBLOM**

Could you spell your last name please?

**KRISTI REPP**

R-E-P-P, as in papa. First off, I want to thank the Commissioners who actually are listening to the community and still strive to protect the existing community culture. I'm a person who actually likes to look you in the eye when I talk to you, but I have been in many of the Board meetings and watch how you guys interact. So, thank you to those of you who do actually look at who's talking to you and actually listening. So, I just want to say thank you with that up front. I need to talk quickly, because I know there's time limit. Please bear with me as I'm speaking for myself and on behalf of the immediate neighbors and my community well group, along Stains Road and Campbell, but I again have limited time. I and we oppose the waivers requesting reduced lot sizes, vacation abandonment of the roads, and making this, in essence, a three-block private or two block now community.

I'm quite confident that all the Commissioners present here are well versed in the Lone Mountain Interlocal Agreement, the RNP Overlay, and the staff notes, as they had talked about recommendations for denial. So, I won't even go into that any further. Each of these waiver requests opposed are only for self-imposed hardships, abandonment of roads and reduced lot sizes, so additional homes can be built on the land for profit. There is no other necessity. Closing through streets and add more houses and to make this a private community. This then restricts the current owners, me and my neighbors, from being able to continue to walk freely throughout our community. This is why most of us purchased the land and built out here, so that we could walk peacefully within our neighborhood. I walk up and down these streets to avoid the heavier traffic flow along Craig and Fort Apache.

I take my kids, I take the dogs, I take the horses. I've been doing this for 20-some years, my neighbors 30 years. This is why we invested and researched and did our due diligence to move into this area. I'm not sure how any of the Commissioners could approve waivers for self-imposed hardships, necessitating the need for these waivers. None of the waiver requests meet rewritten title 30 and et cetera. You guys already know that. But as was pointed out earlier, remove a couple of these extra lots, three of them. There we go. We can get out their space, we don't have to have a waiver for reduced net size. The property owner was and is fully aware of these restrictions, hence the need for the waivers, but luckily, the builder and future homeowners still have that freedom of choice. The choice meaning that they can move to other areas, still beautiful areas, that don't require these waivers, that allow them to have such small footprints in an area.

We're not asking that these homes not be built, we're asking that they be built to conform with the area that we currently have. So, I'm asking that you deny these approved waivers.

Some point out, why should I even come up here and say anything to you guys? You don't even listen. And when I say, "you guys," that's my West Coast, "you all," but I truly believe in my heart that you're here for us to protect our neighbors, your neighborhood, your residents. We're not going to go ahead and build an airport next to your house where you're currently there. So, I just say, please do look at what everybody's asking for and meet these requirements. So, thank you.

**TICK SEGERBLOM**

Thank you. Anyone else here wishing to speak on this item? Seeing no one, we will close the public hearing and have Ms. Lazovich come up. Mr. Miller? Commissioner Miller?

**ROSS MILLER**

Thank you. Lazovich, do you want to address some of the concerns related to specifically traffic? I'd love Public Works to weigh in on that. I believe that they're not comfortable with the modifications that we've made and can speak to that, along with, I think, the primary objection, as I understand it, is relative to lot size. So thought maybe you can point out some of the issues there and even point out some of the surrounding areas that have previously been approved and what exists on the current site.

**JENNIFER LAZOVICH**

So, got so many maps here. Okay, so I'll just kind of go in a reverse order. Ms. Deloe showed the drainage issues that were occurring on Helena Avenue. I think, and I certainly don't want to speak for Public Works, but I think that that is one of the reasons why keeping Helena in and fully improved is so important. Because the drainage, there are drainage issues out there for sure, and we know that, through our preliminary studies, we know it, because we've seen it historically. So, the reason why putting in Helena becomes important and with full off-sites is to deal with some of that flooding and the drainage issues that Ms. Deloe was showing. So, part of the reason why you see us putting in full off-sites on Helena and dedicating that is to deal with it, because I want to kind of back into some comments about the horses and where they move around out there.

When you come in down or if you come down Fort Apache, the County's actually come in along Fort Apache and improved that area. So, sidewalks and things like that already exist on Fort Apache. We do have a waiver for no curb, gutter, and sidewalk. And for us, that's along Chieftain and Craig. That's where we aren't asking to put in any full off-sites on Chieftain. And so, relative to the point of the neighbors, who do have horses, obviously, you don't want to have your horses maybe on asphalt, that area will still have dirt, because it won't be fully improved. It's not part of an existing or approved horse trail that's out there. There are no horse trails that are required around the boundary of this site, but it does, I think, achieve a little bit of some of that extra space that's really more dirt in an area that doesn't have that flooding coming through, that's moving to the east.

So, that's addressing a couple of points, with respect to flooding and off-sites. And then, relative to the lot sizes, this gives you an idea of where our site is. The piece that is just to the west of us is also owned by the BLM, but not part of this site. If you then cross Tee Pee, this is the area where the LDS Temple has been approved for, which has access points onto Grand Canyon, access points onto Tee Pee, and an access point on to Hickam Avenue. And so, there will be some ability for people to disperse from that LDS site in multiple ways. And really, I think, the bulk of that, in terms of the traffic study, is going to head towards south.

There's a light at Grand Canyon in Hickam. Obviously, if there are members that are coming from the north south down to the temple, then they live in the area and they're going to go back north to go back.

But if you're coming from the south to the north, you're going to go on Grand Canyon or Tee Pee and you're going to hit Alexander, which is a fully improved road with stoplights.

In terms of the lot sizes, this map kind of gives you an idea spread out around the site. Some of them are in the city, some of them are in the County, but it shows you where other lot sizes are that are similar in size to what we're proposing. But again, we have greater lots than this, lots that are significantly bigger in size than what this is showing. But if you look like down here, this piece right at Grand Canyon and Alexander has lots that goes down as low as 11,000. Same if you move over here.

When you start to move north, the lots in these areas are 15,672, 16,267, in pink right here, 15,164. If you come over here to Fort Apache, which is just south of our site, those lots go down to 10,000. And again, our minimum gross lot is just over 15,000, and we have many lots that go over 18,000 or over 20,000. So, hopefully, that addresses some of the concerns about the lot sizes in the area, and I'd be happy to answer any other questions.

#### **ROSS MILLER**

Thank you. I think Public Works has worked extensively on this project. In fact, Antonio typically has a very busy job. I don't know that anything else got accomplished yesterday other than this project. He's been working on it for a couple months with us, and it's taken a long time for him to get to a place where, I believe, Public Works was now comfortable, that some of the concerns related to traffic and some of the other significant issues that have been raised by the community have been addressed. Is there anything you want to speak on the record about, Antonio?

#### **ANTONIO PAPAZIAN**

Thank you, Commissioner. I would like to add, the reason we picked the Helena Avenue, we have pretty consistent right of way. When I say, "pretty consistent," it ends to the west at the park. That's as far as Helena can go. Hickam ends just to the west, with some other development, and it doesn't go that far to the east. It actually ends to the east at a channel. Helena goes a few miles to the east. We have that connectivity. And we believe, by getting the dedication of Helena, it will disperse the traffic. And every development brings traffic. That's what development does. But we try our best to alleviate and work with the developer to give us these right of ways to disperse the traffic the best we can, and we believed Helena was the avenue to do it, because of the consistent right of way we have west and to the east of this property.

#### **MARILYN K. KIRKPATRICK**

Commissioner Miller, do you mind? So, a couple of things, and I feel for the residents, because back in the day, when we were all kids, that was all desert intended to be desert. And unfortunately, the interlocal agreement expired for a good eight-year period, which is why we worked super hard to put it back in in 2015. But I do think 15,000 is a reasonable, at this point, to do, but I would ask Commissioner Miller, because you know the RAAC (Rural Alliance Advisory Committee) Committee that we're doing, we're trying to look at establishing these neighborhoods. So, where the rural areas are, and it makes me feel much more comfortable to know that, on Chieftain Street, there's going to be some access for the horses. Because they don't like all that traffic. But maybe, would you be amenable to at least putting in –

What I find is the problem for folks, and I was one of them, when these newer, nicer, more expensive homes move in, the first thing they complain about are the flies for the horses. They complain about the peacocks that are out, they complain about the toys that people have, that have had out there. So maybe there's a disclosure that can be made, because it sounds like it's going to be an HOA. So, they're likely not going to have animals, so at least that they should know what they're moving into. So that the residents don't have to fight Code complaints after Code complaints. So, I'm just –

**ROSS MILLER**

Makes a lot of sense to me. Is there any objections from staff or the applicant?

**JENNIFER LAZOVICH**

No. I believe it would be a disclosure that, in the surrounding area, there is livestock, which has odors or –

**MARILYN K. KIRKPATRICK**

Well, listen, the thing is, if it were me, and you know, in my District, I don't take Code complaints. You moved into their neighborhood. So, I'm just saying that, at least for Commissioner Miller, some type of a disclosure, so that they know that we won't be calling Code Enforcement every time that you see somebody's dog out or you see somebody's horse get loose. Right? So, there's, Jennifer, you have some language that we use at least in District B.

**JENNIFER AMMERMAN**

Yes, we do have some language we can go back and work on.

**JENNIFER LAZOVICH**

Yes, we would be fine with that.

**MOTION**

**ROSS MILLER**

Great. I think that's a great suggestion. I would hope that people that were buying into this proposed development and spending \$3 million would due diligence and take a look around, I think it's readily apparent to anybody that goes into that neighborhood to understand that they're rural houses there and it's an equestrian-friendly community and that, certainly, we've made the accommodations to try to maintain the character of the neighborhood there. I certainly understand the passion that have been raised by the neighbors and the surrounding community. I've put a lot of work into trying to understand this project, working with staff and the applicant. I've been out to the site several times and gone back to try to do more research on some of the nuances of the proposed project. And that doesn't account for the visits that I've had out there to better understand the development that's happening with the Mormon Temple that's in close proximity.

I tried to understand what's going to happen with the three parcels that are in the immediate vicinity, that's owned by the school district, and the development that'll be occurring there. I listened to the audio recording of the Town Board. And I understand that there are some very vocal opponents of this project. There are also some very big supporters, who were less vocal. The objections of the Town Board and some of the constituents that appeared there aren't all that complicated. I believe I understand their concerns, I just don't agree with all of them and think that we've made a lot of concessions that make improvements to the project. They largely relate to the small size of the lot sizes. This is a little bit different, in that the lot sizes are contained within a gated community. So therefore, the people that are buying in and having a larger house on those lot sizes and want to take advantage of the bigger common areas, they're certainly aware of the impact of having that lot size, but these are \$3 million houses.

So, I think a lot of the concerns that this is degrading the neighborhood are unfounded, especially when you look at the fact that, immediately adjacent to this, you've got much smaller lot sizes that were approved well before I was in office. I think I understand the concerns of the constituents in my Office. And not a lot of constituents have come down to my office, because I don't have a lot of items on the agenda here. There's a big sign in big bold letters that says no. And in very tiny print, it says yes. So

typically, when applicants come in and they want to explore a project, they know, at the outset, what kind of objections they're going to hear from the community. And I think that's, by and large, why I sit here on most Wednesdays and twiddle my thumbs. This is a beautiful development. And the fact that we have this level of objections to \$3 million houses and an incredibly gorgeous luxury gated community, I think, presents some real challenges. But I think this applicant's done an outstanding job of working with staff, alleviating the concerns. And I support the project.

Finally, I just want to point out, because it's been raised several times, including today at the Town Board, there's just been some blatant misstatements that are circulating there. The Chair of the Town Board suggested that, in 35 years, he's never seen an application where staff had recommended denial of every waiver. That's just fundamentally disingenuous and not true. If you want to stick around, the very next item, staff is recommending denial on all the requested waivers. I intend to follow staff's recommendation and follow the advice of the Town Board. So, people get worked up about a lot of those things. That was early on in the process. We've now made some changes. Public Works is fully on board with the project. Let's not let passion get in the way of a beautiful project here, especially with the changing dynamics of the community there.

So, I'd vote for approval, with the conditions outlined by the applicant, along with Public Works, and would also move to add the notice that Commissioner Kirkpatrick requested as an additional requirement.

**TICK SEGERBLOM**

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

**VOTE**

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

**TICK SEGERBLOM**

And that motion passes.

**JENNIFER LAZOVICH**

Thank you very much.

**TICK SEGERBLOM**

Thank you.

28. VS-24-0509-USA:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). RM/hw/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 27 AND 29).**

## CONDITIONS OF APPROVAL –

### Comprehensive Planning

- Per revised plans on file including attached sidewalks on Helena Avenue and the minimum gross lot size to be 15,704 square feet with any revisions to plans to follow procedures outlined in Chapter 30.06, Administration and Procedures;
- Disclosure to be provided to future homebuyers informing them of neighboring agricultural uses, including but not limited to horses and other livestock and associated odors, insects, and lighting;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### Public Works - Development Review

- Work with Public Works - Development Review on the width of the entryway driveways;
- Coordinate with Public Works - Development Review for emergency access on Hickam Avenue;
- Full off-site improvements except streetlights on Helena Avenue;
- Install conduit and pull boxes on Helena 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 40 feet for Craig Road, 30 feet for Chieftain Street, 50 feet for Fort Apache Road, 18 feet for Hickam Avenue, between 30 feet and 60 feet for Helena Avenue, and associated spandrels.

### Clark County Water Reclamation District (CCWRD)

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

29. WS-24-0510-USA:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce net lot area; 3) reduce front setbacks; 4) allow a gated community within the NPO-RNP; 5) reduce street landscaping; 6) reduce call box setback; 7) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); 8) increase the length of a non-through street without a county approved turnaround; and 9) eliminate street knuckles.

DESIGN REVIEW for a single-family residential subdivision on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 27 AND 28).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Per revised plans on file including attached sidewalks on Helena Avenue and the minimum gross lot size to be 15,704 square feet with any revisions to plans to follow procedures outlined in Chapter 30.06, Administration and Procedures.
- 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

- Work with Public Works - Development Review on the width of the entryway driveways on Helena Avenue;
- Coordinate with Public Works - Development Review for emergency access on Hickam Avenue;
- Full off-site improvements except streetlights on Helena Avenue;
- Install conduit and pull boxes on Helena 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 40 feet for Craig Road, 30 feet for Chieftain Street, 50 feet for Fort Apache Road, 18 feet for Hickam Avenue, between 30 feet and 60 feet for Helena Avenue, and associated spandrels.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Clark County Water Reclamation District (CCWRD)

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

30. WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action)

**ACTION: APPROVED HOLD TO JANUARY 22, 2025, PER COMMISSIONER MILLER.**

**JENNIFER AMMERMAN**

Next item is Item 30, WS-24-0522, holdover Waivers of Development Standards for the following: reduced setbacks and eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Long Mountain.

**TICK SEGERBLOM**

Good morning.

**JAMASON THEODORE**

Good morning, Chairman, Commission. My name is Jamason Theodore. I reside at 4960 North Riley. I'm here representing the applicant, Matthew Crocker, and he's asked for a hold. I understand that I could have asked in the beginning of the meeting, and I wasn't aware, so he's just asked for a hold on this, for some more time.

**TICK SEGERBLOM**

Commissioner Miller?

**ROSS MILLER**

I've listened to the audio of the Town Board on this item. They're recommending denial on the request of the waiver for a setback. Staff is also recommending a denial. This was originally scheduled for two weeks ago to be heard. Nobody showed up. We still didn't hear from the applicant. We called you yesterday to figure out what you want to do with it. I believe my staff member explained my anticipated objection and explained that my position's pretty firm and that I was going to move to deny this. And I understand you're requesting additional time to meet. Really should have happened a long time ago.

**JAMASON THEODORE**

I understand, Commissioner. The owner just has COVID. He would've liked to have been here and couldn't. He told me on Monday. So, I didn't know if he could make it. He told me yesterday that he couldn't.

**ROSS MILLER**

Well, look, in full candor, I've listened. I think I understand the request, I understand the project. I fully understand the concerns of the Town Board and also understand that you have the support of the immediate neighbors, that would weigh in your favor. I can't imagine meeting with the applicant and changing my mind, but rather than, if I'd move to deny this, without prejudice, you certainly could come back but might be more efficient since you're asking to hold this to the very next meeting, which would be my last on this Commission. You may want to ask to hold this for a month or two months and to take it up with the Commissioner that'll hold the seat for the next four years and see if she feels differently.

**JAMASON THEODORE**

If we could, yes, to hold for 60 days.

**ROSS MILLER**

Okay, well, I wouldn't want to hold it to her first meeting, maybe give her some time to get her sea legs. Do you have any objection of holding it for two months and she can hear it and see if you can form shop a little bit, see if you get a different opinion?

**JAMASON THEODORE**

We'd appreciate that. Thank you.

**ROSS MILLER**

I certainly would've supported staff and the Town Board on this item.

**JAMASON THEODORE**

I understand. Thank you.

**MOTION**

**ROSS MILLER**

With that, I'll move to hold the item until the second meeting in January.

**JENNIFER AMMERMAN**

That date would be January 22, 2025.

**TICK SEGERBLOM**

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

**VOTE**

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

**TICK SEGERBLOM**

All right, that matter is held until the second meeting in January.

**JAMASON THEODORE**

Thank you. Thank you, Commissioner.

- 31. WS-24-0551-WJB NV, LLC: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive off-site improvements (curb, gutter, streetlights, and sidewalks); and 2) allow an attached sidewalk on 9.04 acres in a RS20 (Residential Single-Family 20). Generally located on the south side of Russell Road and the east side of Gateway Road within Paradise. JG/bb/kh (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- Applicant to remove landscaping in right-of-way on Lamb Boulevard and Gateway Road or execute a License and Maintenance Agreement.

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.

**JENNIFER AMMERMAN**

Next item is Item 31, WS-24-0551, Waivers of Development Standards for the following: waive off-site improvements, curb, gutter, streetlights, and sidewalks; and allow an attached sidewalk on 9.04 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Russell Road and the east side of Gateway Road within Paradise.

**TICK SEGERBLOM**

Good morning.

**LIZ OLSEN**

Good morning. Liz Olson, 1980 Festival Plaza Drive, here on behalf of the applicant and property owner. This site encompasses two separate parcels currently. The applicant submitted a minor subdivision map to create a single lot of the larger parcels and then, parcel out this bottom parcel, so he could sell off the home that is on that bottom parcel there. With that minor subdivision map, it triggers the requirements

for off-sites along Gateway and Lamb, as well as providing detached sidewalks along Russell. We're requesting to waive those requirements, because the request is simply for the minor subdivision map. There will be no additional development on the site. They are really just wanting to separate this piece here and sell it off. There is a condition that we would need to remove any of the landscaping within the right of way, and we concur with that as well. So, thank you, and happy to answer any questions.

**TICK SEGERBLOM**

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 Gibson.

**MOTION**

**JIM GIBSON**

Thank you. I move approval of the item.

**ANTONIO PAPAIZIAN**

Commissioner, if I can please.

**JIM GIBSON**

Yes.

**ANTONIO PAPAIZIAN**

If it's okay. I would hate for them to have to remove all of those trees if they wish to leave them there. We would add a condition to maybe execute a license and maintenance agreement, so that would allow them to keep it in the right of way and at the same time, hold us harmless, should something happen, should someone hit one of those trees. I'd like to just throw out that option, if they decide to keep the trees, if you're okay with that.

**JIM GIBSON**

So, Liz, you're fine with that, your client will –

**LIZ OLSEN**

Yes. I think they would rather keep the trees. They look really nice, but we're okay either way.

**JIM GIBSON**

And my motion would include that change.

**TICK SEGERBLOM**

There's a motion. Cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you.

**JIM GIBSON**

Thank you.

32. WS-24-0566-SIERRA INVESTMENT PROPERTIES, LLC-SER CAMERO:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive off-site improvements (streetlights, curb, and gutter) in conjunction with a proposed single-family residential subdivision on 1.25 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Camero Avenue, 440 feet west of Eastern Avenue within Paradise. MN/nai/kh (For possible action)

**ACTION: WITHDRAWN (WITHOUT PREJUDICE).**

*(Companion Items 33 and 34)*

33. WS-24-0568-KARACHOBANOV, PETAR & PETROV, GEORGE IVANOV:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) allow an attached sidewalk.

DESIGN REVIEW for a single-family residential subdivision on 1.0 acre in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Levi Avenue and the west side of Charismatic Court within Enterprise. JJ/lm/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 34).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0429-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**JENNIFER AMMERMAN**

Next item is Item 33, as Item 32 has been withdrawn, and Item 34 is related, so they can be heard together.

- Item 33 is WS-24-0568, Waivers of Development Standards for the following: reduce street landscaping, allow an attached sidewalk with a design review for a single-family residential subdivision on 1.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Levi Avenue and the west side of Charismatic Court, within Enterprise.
- And Item 34, TM-24-500124, Tentative Map consisting of eight single-family residential lots on 1.4 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Levi and the west side of Charismatic Court, within Enterprise.

**TICK SEGERBLOM**

Good morning.

**JOE THOMASON**

Good morning. Joe Thomason, 7080 La Cienega Street, Suite 200, here on behalf of the applicant. Before you today is a request to approve an eight-lot subdivision, as shown in the exhibit. The site is located north of Levi Street, just east of Torrey Pines Drive. And actually, it is subdividing two existing half-acre lots, that were built with this subdivision surrounding, called Belmont Park, in the early 2000s. Should note that public street of Charismatic Court and Levi Avenue are both fully developed and built, both public streets. Along with our request are two waivers. They both relate to the frontage of Levi Avenue. With the existing improvements, there is an existing sidewalk constructed attached to a curb. And behind it, there's a six-foot landscape easement that is already developed with landscaping in it. In fact, there's a perimeter wall built along the backside of that easement as well. So, I'm here to answer any questions. We respectfully ask for your approval. Thank you.

**TICK SEGERBLOM**

This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, we will close the public hearing and turn it over to Commissioner Jones.

**MOTION**

**JUSTIN JONES**

Thank you, Mr. Chair. This is the exception to the rule that we've established on both of these waivers, because this is an odd infill piece here, I'm going to grant this waiver, just for the room and those watching. This is the exception, not the rule, when it comes to detached sidewalks and street landscaping. So, with that, I'll go ahead and move for approval of Agenda Item Number 33.

**TICK SEGERBLOM**

There's a motion, cast your vote.

**JENNIFER AMMERMAN**

Commissioner, 33 and 34?

**JUSTIN JONES**

Yeah, sorry, 33 and 34.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you.

**JOE THOMASON**

Thank you so much.

34. **TM-24-500124-KARACHOBANOV, PETAR & PETROV, GEORGE IVANOV:**

TENTATIVE MAP consisting of 8 single-family residential lots on 1.0 acre in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Levi Avenue and the west side of Charismatic Court within Enterprise. JJ/lm/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 33).**

**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.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0429-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 35, 36, 37, and 38)

35. ZC-24-0554-KELEGIAN, SHELLY:

ZONE CHANGE to reclassify 0.66 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise (description on file). JJ/mh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 36, 37, AND 38).**

**CONDITIONS OF APPROVAL –**

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0459-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**JENNIFER AMMERMAN**

Next items are Items 35, 36, 37, and 38, which can be heard together.

- Item 35 is Zone Change ZC-24-0554 to reclassify 0.668 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise.
- 36, VS-24-0556. Vacate and abandon a portion of right-of-way, being Cameron Street located between Blue Diamond Road and Ford Avenue within Enterprise.

- Item 37, UC-24-0555, Waivers of Development Standards for the following: one, modify residential adjacency standards; reduce buffering requirements; alternative driveway dream metrics. Design review for restaurants with drive-thrus on 1.21 acres in a General Commercial Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise.
- And Item 38, TM-24-500121, Tentative Map consisting of one commercial lot on 1.29 acres in a CG (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise.

**TICK SEGERBLOM**

Good morning.

**SHELDON COLON**

Good day. Sheldon Colon, representing the applicant, 2525 West Horizon Ridge. This project is for two sites. Each site has relatively small QSR's (Quick Serve Restaurants) or restaurants on them. We pushed the buildings as far away from the residents on each site. And one of the waivers was the drive thru. So, in compensation of that, the pickup windows are on the other side of the buildings, away from the residents. And also, the ordering points do not face the residents. They face east on both of these. Also, there was a screen wall required by code. That screen wall is asking to be removed since there's already a six-foot wall next to the residents, and it would then just really create more of a trash collector than a real use for it. And I believe that gives a good summation. If you have any questions, I'm here to answer them.

**TICK SEGERBLOM**

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

**MOTION**

**JUSTIN JONES**

Thank you, Mr. Chair. Again, odd parcel. I think you've done as best as you can order to push the driveway on Cameron and back as far as possible and have tried to accommodate as much as you can. So, with that I'll go ahead and move for approval of Agenda Items 35, 36, 37, and 38.

**TICK SEGERBLOM**

There's a motion, cast your vote. You going to vote for your own motion?

**JUSTIN JONES**

Yeah.

**VOTE**

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

**TICK SEGERBLOM**

That motion passes. Thank you so much.

**SHELDON COLON**

Thank you.

36. VS-24-0556-KELEGIAN, SHELLY:

VACATE AND ABANDON a portion of right-of-way being Cameron Street located between Blue Diamond Road and Ford Avenue within Enterprise (description on file). JJ/mh/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 35, 37, AND 38).**

**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

- Right-of-way dedication to include spandrel at the intersection of Blue Diamond Road and Cameron Street;
- 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.

Building Department - Addressing

- 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.

37. UC-24-0555-KELEGIAN, SHELLY:

USE PERMIT for outdoor dining.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce buffering requirements; and 3) alternative driveway geometrics.

DESIGN REVIEW for restaurants with drive-thrus on 1.21 acres in a CG (Commercial General) Zone.

Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise. JJ/mh/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 35, 36, AND 38).**

## CONDITIONS OF APPROVAL –

### Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping for the portion of the site currently being developed, in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include spandrel at the intersection of Blue Diamond Road and Cameron Street;
  
- 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 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0459-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

38. M-24-500121-KELEGIAN, SHELLY: TENTATIVE MAP consisting of 1 commercial lot on 1.29 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise. JJ/mh/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 35, 36, AND 37).**

#### **CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include spandrel at the intersection of Blue Diamond Road and Cameron Street;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0459-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

*(Companion Items 39 and 40)*

39. ZC-24-0561-BANK FIRST INTERSTATE NEVADA NA:  
ZONE CHANGE to reclassify 2.5 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Glen Avenue and the northeast side of Boulder Highway within Sunrise Manor (description on file). TS/bb (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 40).**

**CONDITIONS OF APPROVAL –**

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

**JENNIFER AMMERMAN**

Next are Items 39 and 40, which are companion and can be heard together.

- Item 39 is ZC-24-0561, Zone Change to reclassify 2.5 acres from an H-2 (General Highway Frontage) Zone, and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Glen Avenue and the northeast side of Boulder Highway with Sunrise Manor.
- Item 40, WS-24-0562, Waivers of Development Standards for the following: reduced parking, eliminate bicycle parking, reduce street landscaping; four, eliminate parking lot landscaping and reduce gate setback; and six, increase fence type. With a design review for site modifications in conjunction with an existing office building on 2.5 acres in a CG (General Commercial) Zone. Generally located on the south side of Glen Avenue and the northeast side of Boulder Highway within Sunrise Manor.

**TICK SEGERBLOM**

Good morning.

**MICHAEL CABRERA**

Good morning. My name is Michael Cabrera, C-A-B-R-E-R-A. I'm with the law firm Snell and Wilmer and I'm here representing Wells Fargo, the owner and applicant in this matter. As was just read to you, this is a request for a rezoning from the defunct H-2 Zone and the RS20 to the CG Zone, which is the conforming zone within the planned land use and really what this application is about –

**TICK SEGERBLOM**

Can you speak a little – hold the mic a little closer. There you go.

**MICHAEL CABRERA**

Excuse me. This application is about a fence, a security fence that Wells Fargo would like to install around this property. This is their Las Vegas special processing center, which is a secure facility where lots of drops are occurring on a regular basis. We have a need for all of the waivers for development standards in order to have the fence installed. We have worked with the Chair's Office to try to reach a compromise, and I'm happy to do a full presentation if needed. But questions?

**TICK SEGERBLOM**

I think we're fine. Let's hold right there. This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, let's close the public hearing and it turned over to Jawaan and Antonio just verify the Public Works concerns.

**JAWAAN DODSON**

Thank you, Commissioner. I was just concerned with the gates being in sight visibility zones. They corrected those measurements and knows where those zones were, so the gates are not within the sight visibility zone.

**TICK SEGERBLOM**

All right.

**JAWAAN DODSON**

And we did have an issue with the gates remaining open during business hours, but you said you were going to do a one-year review for that as well?

**TICK SEGERBLOM**

Yeah. Is that all right with you?

**MICHAEL CABRERA**

Yeah.

**TICK SEGERBLOM**

I understand that the neighborhood and wanting to have everything higher, so we'll grant your request, but let's see how it works out in a year. We don't want to have anybody squished by the gates.

**MICHAEL CABRERA**

Thank you.

**MOTION**

**TICK SEGERBLOM**

All right, with that, I'll move for approval, subject to the conditions.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you so much.

40. WS-24-0562-BANK FIRST INTERSTATE NEVADA NA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) eliminate bicycle parking; 3) reduce street landscaping; 4) eliminate parking lot landscaping; 5) reduce gate setback; and 6) increase fence height.

DESIGN REVIEW for site modifications in conjunction with an existing office building on 2.5 acres in a CG (Commercial General) Zone. Generally located on the south side of Glen Avenue and the northeast side of Boulder Highway within Sunrise Manor. TS/bb/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 39).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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

- 1 year to review the gate.

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.

41. ZC-24-0575-PABCO BUILDING PRODUCTS, LLC:

ZONE CHANGE to reclassify a 219.69 acre portion of 1,710.86 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the east and west sides of Pabco Road and the southwest side of the Union Pacific Railroad right-of-way within the Northeast County Planning Area (description on file). MK/hw (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO JANUARY 8, 2025, PER THE APPLICANT).**

42. UC-24-0576-PABCO BUILDING PRODUCTS, LLC:

USE PERMITS for the following: 1) a large scale, electric generation facility (solar); and 2) public utility structures (electric substation, 69kV overhead transmission lines, and BESS facility) and associated equipment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; and 3) waive full off-site improvements.

DESIGN REVIEW for a large scale, solar electric generation facility and public utility structures and associated equipment on a 331.0 acre portion of 1,710.86 acres in an IL (Industrial Light) Zone and an IH (Industrial Heavy) Zone. Generally located on the east and west sides of Pabco Road and the southwest side of the Union Pacific Railroad right-of-way within the Northeast County Planning Area. MK/hw/kh (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO JANUARY 8, 2025, PER THE APPLICANT).**

*(Companion Items 43, 44, and 45)*

43. PA-24-700021-ZHANG, JIANWEI, ET AL:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.5 acres. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/gc (For possible action)

**ACTION: ADOPTED (RESOLUTION NO R-12-4-24-2, COMPANION ITEMS 44 AND 45).**

**JENNIFER AMMERMAN**

Item 41 and 42 have been held, so the next items are Item 43, 44, and 45, which are companion and can be heard together.

- Item 43 is PA-24-700021, Plan Amendment to redesignate the existing land use category from Neighborhood Commercial to Business Employment on 2.5 acres. Generally located in the northeast corner of Santa Margarita Street and Post Road within Spring Valley.
- 44 is Zone Change, ZC-24-0496, to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley.
- And Item 45, WS-24-0498, Waivers of Development Standards for the following: reduced buffering and screening, increase retaining wall height; three, modify residential adjacency standards; and four, alternative driveway geometric. With a design review for an office warehouse on 2.5 acres in an IP (Industrial Park) Zone within the airport environs, AE-60, overlay. Generally located in the northeast corner of Santa Margarita Street and Post Road within Spring Valley.

**TICK SEGERBLOM**

Good morning.

**MARISSA FURMAN**

Good morning, Marissa Furman, 1980 Festival Plaza Drive, here this morning on behalf of the applicant. We are on two and a half acres just north of Post Road and east of Santa Margarita Street. We are here proposing a industrial warehouse project. This site was previously rezoned to MD in 2022 under the old Code. We are back now with a plan amendment and zone change under the new Code to align with the

new naming conventions of the zoning districts, and plan use designations. With that, we also have, in 2022, a similar industrial warehouse was approved, similar to what we are proposing here today.

Here, we have Santa Margarita here, Post Road here. Similar to what was previously approved, it will be divided into four units in the future, two access points off of both each Post and Santa Margarita Street. We exceed the parking here for this project. We meet the landscaping requirements. There is pedestrian connectivity throughout the site.

We initially submitted plans at the time prior to town board, and there were a few waivers listed. However, we have submitted revised plans prior to planning commission, where I withdrew a number of waivers, and that is 2A, 2B, 3A, 3B, and waiver number four. So, we no longer have waivers for the increased fill, increased retaining wall height, and the throat depth. All of those have been reworked, and we now meet the requirements. We do, however have a few remaining waivers for height step back, rolling doors facing residential to the north, as well as reduced landscape buffers in two areas to accommodate the ADA spaces. But other than that, very similar to what was approved back in 2022. Staff is recommending approval of this application, and we would ask that you do the same. So, with that, I'm happy to answer any questions.

**TICK SEGERBLOM**

Thank you. 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.

**MOTION**

**MICHAEL NAFT**

Thank you, Mr. Chair. As you mentioned, this is a pretty slight change that triggered the plan amendment, zone change and waivers. You've withdrawn I think all of the waivers that were objected to by staff, which we appreciate. And if there is nothing further with the reference withdrawals, I move for approval of Items 43, 44, and 45.

**TICK SEGERBLOM**

There's the motion, cast your vote.

**VOTE**

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

**TICK SEGERBLOM**

That motion passes. Thank you.

**MARISSA FURMAN**

Thank you.

44. ZC-24-0497-ALL AMERICAN CAPITAL CORPORATION:

ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley (description on file). MN/rr (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 43 AND 45).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Expunge NZC-22-0496.

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 #0084-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

45. WS-24-0498-ALL AMERICAN CAPITAL CORPORATION:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) modify residential adjacency standards; and 4) alternative driveway geometrics. DESIGN REVIEW for an office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 43 AND 44).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Per revised plan submitted 10/30/24;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back-of-curb for Post Road, 25 feet to the back-of-curb for Santa Margarita Street, and associated spandrels;
- The installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0084-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #2A, #2B, #3A, #3B, AND #4 WERE WITHDRAWN.

## SEC. 6. APPEAL

46. WS-24-0501-KATSIKAKIS EVANGELOS:

APPEAL WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed accessory living quarters in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on north side of Heinrick Court, 92 feet west of Zachary Street within Spring Valley. MN/rg/kh (For possible action)

**ACTION: DENIED PER THE PLANNING COMMISSION AND THE APPEAL WAS DENIED.**

**JENNIFER AMMERMAN**

Next item is Item 46, WS-24-0501, Appeal Waiver Development Standards to increase the height of a proposed accessory living quarters in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Heinrich court, 92 feet west of Zachary Street within Spring Valley. And Commissioners, the Planning Commission did deny this application on November 5, and the applicant has appealed.

**TICK SEGERBLOM**

Good morning.

**KATSIKAKIS EVANGELOS**

Good morning, ladies and gentlemen. As I can see, we met before. So, do I still have to state my name?

**TICK SEGERBLOM**

And spell your last name.

**KATSIKAKIS EVANGELOS**

My name is Katsikakis Evangelos. I'm the owner of the property, 5632 Heinrick Court, Las Vegas, Nevada 89118. I was in the previous two meetings. As I can see, I can remember faces, you were there too with me. And both times, you didn't pass whatever I was asking for. And the two reasons in the previous meeting, you can check the record, it was like after I left the meeting, I was laughing because my house is two-story, and I have like 20 windows all around, upstairs and downstairs. And the lady's not here today. Lynn Goya, she came with the reason that, "Oh, the casita has too many windows, and you can see in everybody's out yard." Well right, now my house has about 20 windows all around, facing east, west, north, south. And I can see inside everybody else's yard, and everybody else room.

**TICK SEGERBLOM**

Do you have a picture of the-

**KATSIKAKIS EVANGELOS**

Yes, I do.

**TICK SEGERBLOM**

Can you put it in the middle so we can?

**KATSIKAKIS EVANGELOS**

I think I put it. Yeah, this time, I took some photos, just to show you. Hold on a second. I got to find the right ones. Sorry about that.

This is from my living room, facing like on the east side, my neighbor's house. I can see all the windows here. 1, 2, 3, 4 windows. I think this is the same one too. And this is another one. I think this is from downstairs, from my living room, again, facing up, all the windows. So, this is another one from upstairs, from my bathroom facing downstairs to the east side of my neighbor. I can see the whole yard. So, this one, another one from the living room now from downstairs, the window, facing all the windows.

**TICK SEGERBLOM**

All right, I think we got the point.

**KATSIKAKIS EVANGELOS**

This, right here, another one. I can see –

**TICK SEGERBLOM**

Yes, Commissioner Naft?

**MICHAEL NAFT**

Sir, just for the Board's clarification, maybe if you could run through what you're trying to do. We understand the site now. But if you could explain to everybody what you're trying to do?

**KATSIKAKIS EVANGELOS**

I try to build a casita, which is this one, two story. Because of my yard, it's kind small. It's not small, but because I'm in the cul-de-sac, my house was pushed back, and I don't have that many yard to build one story, 14 feet, that the County or the state requires for it. So, I decide to do two story just to get 600 feet total building. And that's why I'm here, to approve me. I'm asking for a waiver to build like 23-foot-high, two-story casita.

**TICK SEGERBLOM**

All right, is this a public hearing? No? This is a public hearing, anyone here wishing to speak? Seeing no one, we'll turn over Commissioner Naft.

**MOTION**

**MICHAEL NAFT**

Thank you, Mr. Chairman. So, I appreciate what you're trying to do. I'm not sure I've come to any different conclusion than the Planning Commission, which that was the last time you were in this room, was before the Planning Commission. They denied your application because you're on, I believe it's, I'm trying to do the math, I believe it's about a 3000-square-foot lot. You've already got a 1700-square-foot home on there and what you're asking to do is put an additional 560-foot home, essentially.

So, that triggered the height problem because it's two story. But I think you also have other issues because in the view of our Planning Department and in my view, the site is just too small to add an additional structure, particularly a two-story structure. So, what I'm happy to do is – my intention is to

make a motion to deny your appeal here. If you want to try again with some alternative, I'm happy to sit down with you. You hadn't reached out to talk to me about it. I'm happy to do that anytime and talk through what might be appropriate for the limited space that you have. But what you're presenting is not something that I could support today. So, we're not allowed to have back and forth. I'm happy to come talk to you after the meeting if you want to stick around. But for the moment, my motion is to, the double negative here, is to ... Rob?

**ROBERT WARHOLA**

It's to deny the application, which is the same as denying the appeal.

**MICHAEL NAFT**

My motion is to deny the appeal.

**KATSIKAKIS EVANGELOS**

One second. Any of my neighbors oppose this, whatever I want to do?

**MICHAEL NAFT**

So, there's a motion on the table, it's to deny. If you stick around, I'm happy to talk to you.

**KATSIKAKIS EVANGELOS**

Sorry? I don't understand whatever you say.

**MICHAEL NAFT**

Sure. If you want to wait a few moments, I've made a motion, so we're not allowed to have a back and forth.

**KATSIKAKIS EVANGELOS**

Okay.

**MICHAEL NAFT**

But stay after the meeting, and I'll be happy to talk to you.

**KATSIKAKIS EVANGELOS**

After the meeting?

**TICK SEGERBLOM**

Yes, you're the last item. Just a couple minutes. All right, there's a motion. Cast your vote. And yay is nay.

**JUSTIN JONES**

Mr. Chair, I think you think we need to go back to Item 13?

**TICK SEGERBLOM**

Oh, Item 30.

**JENNIFER AMMERMAN**

Thirteen.

**JUSTIN JONES**

Thirteen.

**MARILYN K. KIRKPATRICK**

Thirteen.

**TICK SEGERBLOM**

Thirteen. I'm sorry. Is someone here on show up on Item 13?

**JUSTIN JONES**

It appears Ms. Holder reached out to the applicant, and they didn't understand they had to come since it was on consent. But I'm okay going forward with the ... Oh, do we have?

*(Returned to trailed Item Number 13)*

## SEC. 7. INTRODUCTION OF ORDINANCES

47. ORD-24-900605: Introduce an ordinance to consider adoption of a Development Agreement with Greystone Nevada, LLC for a single-family residential subdivision on 16.2 acres, generally located south of Wigwam Avenue and west of Gagnier Boulevard within Enterprise. JJ/dw (For possible action)

**ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY DECEMBER 18, 2024, AT 10 A.M. (BILL 12-4-24-1).**

**JENNIFER AMMERMAN**

Next items are Items 47, 48 and 49, which are Ordinances for Introduction. Staff would recommend that you schedule a public hearing for December 18, 2024.

- Item 47, ORD-24-900605, introduce an ordinance to consider adoption of a development agreement with Greystone Nevada, LLC for a single-family residential subdivision on 16.2 acres. Generally located south of Wigwam Avenue and west of Gagnier Boulevard within Enterprise.
- Item 48, ORD-24-900641, introduce an ordinance to consider adoption of a development agreement with Majestic EJM Arroyo V, LLC for an office warehouse distribution facility on 4.06 acres. Generally located on the south side of Madura Avenue and east of Pioneer Way within Spring Valley.
- And Item 49, ORD-24-900674, introduce an ordinance to consider adoption of development agreement with Majestic EJM Arroyo V LLC for an office warehouse distribution facility on 21.60 acres. Generally located south of Arby Avenue and west of Tenaya Way within Spring Valley. And again, commissioners, we recommend you schedule public hearing for December 18, 2024.

**TICK SEGERBLOM**

All right, I'll introduce the ordinance and schedule the public hearing for December 18, 2024.

48. ORD-24-900641: Introduce an ordinance to consider adoption of a Development Agreement with Majestic EJM Arroyo V LLC for an office/warehouse distribution facility on 4.06 acres, generally located south of Badura Avenue and east of Pioneer Way within Spring Valley. MN/dw (For possible action)

**ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY DECEMBER 18, 2024, AT 10 A.M. (BILL 12-4-24-2).**

49. ORD-24-900674: Introduce an ordinance to consider adoption of a Development Agreement with Majestic EJM Arroyo V LLC for an office/warehouse distribution facility on 21.60 acres, generally located south of Arby Avenue and west of Tenaya Way within Spring Valley. MN/jm (For possible action)

**ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY DECEMBER 18, 2024, AT 10 A.M. (BILL 12-4-24-3).**

## PUBLIC COMMENTS

**TICK SEGERBLOM**

All right, this is time for the second period of public comment. Anyone wishing to speak on anything on public?

**LEE DUSBABEK**

Lee Duspilek, 9355 Helena Avenue. I'm just a little confused as to why you would recommend denial of 30, because its setbacks and improvements in the neighborhood preservation zone. Emphasis on preservation zone. But yet, you all approved 27 through 29. I'm confused. All the neighbors didn't want that. You know what the restrictions are in the RNP, half acres, curbed sidewalks, streetlights. I just think that it's setting a bad flavor for the residents up there. I thought we had a contract that you guys signed, that these things were going to be the new rules. I'm just confused. So, I'm just giving you some public input.

**TICK SEGERBLOM**

I appreciate, and I'm sure we're all happy to talk further, but we can't talk at this point.

**LEE DUSBABEK**

I understand. I do have a question. I know this was held over until today from the last time. You guys don't send out the cards for if it's held over?

**TICK SEGERBLOM**

We can probably answer that.

**JENNIFER AMMERMAN**

We send out renotification after it's been held two times.

**LEE DUSBABEK**

Two times.

**JENNIFER AMMERMAN**

Or 85 days, in-between meetings.

**LEE DUSBABEK**

Okay. I just think a lot of the neighbors didn't up to the changes and stuff. And I hope in the future that you guys try to take in our requests. I have horses behind me, I have horses in front of me. It doesn't seem right, is my input.

**TICK SEGERBLOM**

Appreciate that. And Commissioner Kirkpatrick is the horse lady, so I know she's working on that. Anyway, thank you.

**LEE DUSBABEK**

Are you familiar that there was or is a horse trail map? Okay. Seemed like that was new news. Okay, all right.

**TICK SEGERBLOM**

Thank you so much. Anyone else wishing to speak? Seeing no one, we're adjourned until December 17th.

## END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 10:56 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