

# **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

COMMISSION CHAMBERS, GOVERNMENT CENTER  
500 SOUTH GRAND CENTRAL PARKWAY  
LAS VEGAS, NEVADA 89106  
WEDNESDAY, APRIL 17, 2024

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Wednesday, the 17th day of April at the hour of 9:00 a.m. The meeting was called to order at the appointed hour by Chair Segerblom and on roll call, the following members were present, constituting all the members:

## **CALL TO ORDER**

### **CHAIR AND COMMISSIONERS:**

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

### **Absent:**

None

### **Also Present:**

Robert Warhola, Deputy District Attorney  
Sami Real, Director, Comprehensive Planning  
Antonio Papazian, Manager, Development Review  
JaWaan Dodson, Senior Plan Checker  
Michelle Hinkson, Deputy Clerk  
Robin Delaney, Deputy Clerk  
Jennifer Penney, Deputy Clerk

TICK SEGERBLOM

Good morning. Welcome to second day of the County Commission. Today is Zoning.

**ITEM 1** Public Comments.

**ACTION:**

No action taken by the Board.

SAMI REAL

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

TICK SEGERBLOM

This is the first time for public comment. If you want to come forward and speak, you can speak on any item. Tell us what the item number is. You have three minutes. You can also speak on, if it's not on the consent calendar, you can speak at the time the item comes up. All right. Seeing no one, then we'll go ahead and turn it over to Miss Real.

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

**ACTION:**

Approved (Items 7, 8, 12, 13, 14, and 18 through 21 deleted).

REAL

The second item is the approval of the agenda after considering any additions or deletions of items. Staff has the following requests, which may require renotification fees in accordance with Title 30:

- Hold to the May 8, 2024, Zoning Meeting: Item 12, VS-24-0056; Item 13, UC-23-0591; Item 18, PA-23-700055; and Item 19, ZC-23-0931.
- Hold to the May 22, 2024, Zoning Meeting: Item 7, ET-21-400175 for UC-0492-15; Item 8, ET-21-400176 for UC-0045-16; and Item 20, ZC-23-0928; Item 21, VS-23-0929; and then, withdraw without prejudice, Item 14, WS-23-0340.

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 7, 8, 12, 13, 14, and 18 through 21, the agenda stands ready for your approval.

WILLIAM MCCURDY II

Mister Chair, I'll move for approval with the recommended changes by Miss Real.

SEGERBLOM

There's a motion pending. 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

SEGERBLOM

That motion passes.

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

**ACTION:**

Approved.

REAL The third item on the agenda is the approval of the minutes. The minutes of the March 20, 2024, Zoning Meeting are ready for approval.

MCCURDY II Mister Chair, I'll move for approval of the minutes.

SEGERBLOM There's a motion. Cast your vote.

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

SEGERBLOM That motion passes.

#### **ROUTINE ACTION ITEMS (4-6)**

**ACTION:** Approved.

REAL Next are the routine action items, which consists of Items 4 through 6. These items may be considered together in one motion and are subject to the conditions listed with each agenda. Additionally, staff has the following requests, Item 5, AR-24-400018 for UC-23-0003, add a Public Works condition to read "Until July 17, 2024, to review as a public hearing for completion of the school zone flasher installation." If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for your approval.

MCCURDY II Move for approval of the routine action item.

SEGERBLOM There's a motion to approve the routine action. Cast your vote.

There was no public comment. He ate my brownie.

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

**ITEM 4. DR-24-0070-TEMPLETON DEVELOPMENT CORPORATION:**  
DESIGN REVIEW for modifications to an approved single family residential development on 7.7 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/tpd/ng (For possible action)

**ACTION:** Approved with conditions.

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

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

**ITEM 5 AR-24-400018 (UC-23-0003)-RED HOOK SNTHS, LLC:**

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) school; 2) allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and 3) waive applicable design standards for accessory structures.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio; 2) reduce parking; 3) landscaping; 4) allow signage; 5) reduce access gate setback; 6) permit alternative parking space dimensions; 7) reduce the pedestrian walkway width from the adjacent public sidewalk to the principal building entrance; and 8) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) school; 2) signage; 3) alternative parking lot landscaping; and 4) finished grade on 4.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/my/ng (For possible action)

**ACTION:** Approved with conditions.

<b>VOTE:</b>	<b>VOTE AYE:</b>	Tick Segerblom, William McCurdy II, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, Ross Miller, Michael Naft
	<b>VOTE NAY:</b>	None
	<b>ABSENT:</b>	None
	<b>ANSTAIN:</b>	None

**CONDITIONS OF APPROVAL –**

**Comprehensive Planning**

- 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 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**

- Until July 17, 2024 to review as a public hearing for completion of the school zone flasher installation;

- Compliance with previous conditions.

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 #0013-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM 6 WS-24-0066-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:**

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

DESIGN REVIEW for a school (elementary) on 7.9 acres in a PF (Public Facility) Zone. Generally located on the west side of Winterwood Boulevard, 90 feet south of Citroen Street within Sunrise Manor. TS/jud/ng (For possible action)

**ACTION:** Approved with conditions.

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

**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;
- 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 the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and a CCWRD approved POC must be included when submitting civil improvement plans.

**NON-ROUTINE ACTION ITEMS (7-29)**

**COMPANION ITEMS (7-8)**

**ITEM 7 ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:**

HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: 1) High Impact Project; 2) resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; 4) increase the height of high-rise towers;

5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards.

DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; 3) encroachment into airspace; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) non-standard improvements (landscaping and fencing) within the right-of-way.

DESIGN REVIEWS for the following: 1) High Impact Project; 2) resort hotel and all associated and accessory uses; 3) hotel towers and associated low-rise and mid-rise buildings and structures; 4) low-rise and mid-rise buildings including retail, restaurants, public, and back-of-house areas; 5) water features (man-made lake and decorative water fountains); and 6) all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action)

**ACTION:** Item 7 deleted from the agenda (held to May 22, 2024, per the applicant, companion Item 8).

**ITEM 8 ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:**

HOLDOVER USE PERMIT SECOND EXTENSION OF TIME to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South, and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action)

**ACTION:** Item 8 deleted from the agenda (held to May 22, 2024, per the applicant, companion item 7).

**ITEM 9 UC-23-0894-EASTWOOD, LLC:**

USE PERMIT for an independent living facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a proposed independent living facility to be adjacent to, and accessed from a local street; 2) reduce setback for an access gate; 3) reduce parking; 4) reduce minimum lot size for an independent living facility; 5) reduce setbacks; 6) allow the mechanical equipment to be visible; 7) eliminate trash enclosures; 8) eliminate detached sidewalk and landscaping; 9) eliminate parking lot landscaping; 10) reduce throat depth; 11) reduce driveway width; and 12) full off-site improvements in conjunction with a proposed independent living facility on 0.3 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the west side of 27th Street, 230 feet north of Charleston Boulevard within Sunrise Manor. WM/rp/ng (For possible action)

**ACTION:** Approved with conditions.

REAL

Next is Item 9. Item 9, UC-23-0894, use permit for an independent living facility. waiver of development standards for the following: allow a proposed – independent living facility to be adjacent to and accessed from a local street, reduce setback for an access gate, reduce parking, reduce minimum lot size for an independent living facility, reduce setbacks, allow the mechanical equipment to be visible, eliminate trash enclosures, eliminate detached sidewalk and landscaping, eliminate parking lot landscaping, reduce throat depth, reduce driveway width, and full off-site improvements in conjunction with the proposed independent living facility on 0.3 acres in an R-4 (Multiple Family Residential – High-Density) Zone, generally located on the west side of 27th Street, 230 feet north of Charleston Boulevard within Sunrise Manor.

MCCURDY II Welcome.

FRANKLIN MORRIS How are you doing guys? This is my first time so give me a little. We're looking to. We're proposing – We are –

MCCURDY II Please state your name for the record.

MORRIS What was that?

MCCURDY II State your name for the record.

MORRIS Oh, Franklin Morris. We are looking to convert two fourplexes on the same property into an independent living facility for those with cognitive disorders, pretty much.

SEGERBLOM Does that complete your presentation?

MORRIS Oh, I can do the whole presentation? So, we're looking to convert. We are asking for a few waivers. I think they already went over them, but yeah, that's pretty much it. Are there any questions?

SEGERBLOM Well, it's a public hearing, so if you're through with your presentation, stand back and we'll see what anyone here has comment.

MORRIS Okay, thank you.

SEGERBLOM This is a public hearing. Anyone wishing to speak on Item Number Nine? Seeing no one, we'll close the public hearing and turn it over to Commissioner McCurdy.

MCCURDY II Thank you, Mister Chair, and I thank the applicant for working with our office. For the waivers, we are okay with all the waivers, except for Waiver Number Six. We would ask that the screen be included near the trash enclosure, and also, we will ask that there will be a one-year review after the one year of operation.

MORRIS Yes, sir. Not a problem.

REAL Sorry, Commissioner, can I clarify? So, Waiver Number Six is for screening of mechanical equipment. Seems as if there's an air conditioning unit that's not screened. So, did you want to deny that request or?

MCCURDY II Yes, no, we would also be denying Waiver Number Six.

REAL Okay, so that would be, again, related to the mechanical equipment?

MCCURDY II Yes.

REAL Screening of the mechanical equipment?

MCCURDY II We do want the mechanical equipment screened.

REAL Okay. And then, yeah, your next, you had mentioned a trash enclosure, so you





- Execute a Restrictive Covenant Agreement (deed restrictions).

#### Fire Prevention Bureau

- CCFD may not be able to support this design due to the lack of adequate fire/emergency vehicle access to, on and around the site, the lack of adequate fire protection present and a meeting with CCFD may be required to determine whether any of these issues can be resolved;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; to show fire hydrant locations on-site and within 750 feet; to show on-site fire lane, turning radius, and turnarounds; 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; operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

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

WAIVERS OF DEVELOPMENT STANDARDS #6 AND #7 WERE DENIED.

#### COMPANION ITEMS (10-11)

##### ITEM 10 VS-24-0035-STRIP REAL ESTATE THREE, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between I 215 and Arby Avenue (alignment) and between Las Vegas Boulevard South and Windy Street (alignment) within Enterprise (description on file). MN/nai/ng (For possible action)

<b>ACTION:</b>	Approved with conditions (Companion Item 11).
REAL	Commissioners, next are Items 10 and 11.
SEGERBLOM	You're good to go.
REAL	Sorry. Next are Items 10 and 11 which will be heard together. Item 10, VS-24-0035, hold over vacate and abandon easements of interest to Clark County located between I 215 and Arby Avenue alignment between Las Vegas Boulevard South and Windy Street alignment within Enterprise. Item 11, US-24-0034, holdover use permits for the following, a parking lot, outdoor storage. Waivers of development standards for the following: driveway geometrics, reduce parking lot landscaping, reduce buffer and alternative street landscaping. Design reviews for the following, parking lot and outdoor storage on five acres in a C-R (Commercial Resort) Zone within the Airport Environs (AE-65 and AE-70) Overlay, generally located approximately 600 feet west of Las Vegas Boulevard South and the North side of Arby Avenue within Enterprise.
SEGERBLOM	Good morning.
TONY CELESTE	Good morning, Mister Chairman and Commissioners. My name is Tony Celeste,

CELESTE

address 1980 Festival Plaza Drive, here on behalf of the applicant. Also with me is Mister Chip Johnson, who is the applicant in this matter. As you can see from the aerial, the site is about 5 acres, highlighted in yellow. It is on the south side of 215, just east of I-15, west of Las Vegas Boulevard here. It's in an area that is planned Entertainment Mixed Use. However, as you can see by the zoning, it's kind of got a mixture of commercial resort and light industrial type uses.

An interesting quadrant here that probably, at this point in time, would be a little bit difficult to develop any type of resort hotel. And as you can see, a lot of the uses are more of the light industrial type uses. As staff indicated in the introduction of this item, we are asking for use permits to allow for a parking lot and outside storage at this time, essentially kind of something that we could utilize this property for in the short term and then, see how the development patterns line out, whether with respect to some type of light industrial office type use.

So, what we have before you is our parking lot design, along with outside storage. We appreciate meeting with Commissioner Naft, and based on some of those meetings, we have made some alterations to the original application that was submitted and have provided those to staff. The first thing, we are able to withdraw Waiver 3A. 3A is related to our north property line here, landscaping. We were, I think, the smallest point had about a five-foot-wide landscape buffer there. We are now meeting Title 30 and have widened that to approximately 20 feet.

Additionally, we have provided more landscaping on the interior of the site. We originally did not have any parking lot landscaping in the site. What we're doing is we do have, for the appropriate lighting on the site, we do have lighting poles, eight of them on the site, so we have placed, in addition to that, landscape islands on both sides of those poles. And then, the front entrance right here would comply now with the landscape island portions of this. We believe, with this design and the light poles, we know they always will stay there, that this would help in future development with Chip's view or long-term goal, and as well as providing the additional landscaping at this time for the County. We appreciate your review. We agree with all the if the approved conditions and more than happy to answer any questions you may have.

SEGERBLOM

This is a public hearing. Is anyone here wishing to speak on this item? Please come forward.

KEITH SALO

Good morning. My name is Keith Salo –

SEGERBLOM

Can you hold that a little closer to your mouth?

SALO

Good morning. My name is Keith Salo. I work at LMG, 7060 Windy Street, Las Vegas, Nevada, 89119. Our property is right next to this property. I do see they're addressing some of our complaints we have, but we were opposed, because we have three properties in that area on Windy Street. One, we're building a new building just a block up on Windy, and we had to follow the guidelines. But I see they are changing some, so we do appreciate that. But we just prefer not to be right next to 5 acres of asphalt. But I see some are directed on here, so we

SALO appreciate your understanding on what we want. Because we are highly invested in the property and the area, and we do not want to limit what can go there, if it's going to be a parking lot. But thank you for your concern and time.

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

NAFT Thank you, Mister Chairman. As far as the opposition goes, I think the changes that are reflected in this plan, since I first saw it, reflect some of the comments you've made and certainly reflect some of the improvements that I've asked for. So, I'm much more comfortable with it. As for the temporary use, an additional condition I would ask for is a two-year review. Since it is a temp, at least it's being portrayed as a temporary site, I think that would help. Does the applicant have any issue with that?

CELESTE If we could, is it possible to get a five-year review, so that there could be some execution of leases and et cetera? Is that something that you would consider?

NAFT Let's call it, not to go back and forth, but let's call it three years would be the maximum I'd be comfortable with.

CELESTE I'll take it. Thank you.

NAFT That gives you a long time, especially if it's truly temporary.

CELESTE Yes. Thank you.

NAFT And so, with the withdrawal of waiver 3A, I move for approval of Items 10 and 11, with the additional condition of a three-year review.

CELESTE Thank you.

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

SEGERBLOM That motion passes. Thank you.

#### CONDITIONS OF APPROVAL –

##### Comprehensive Planning

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

work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Right-of-way dedication to include 25 feet to the back of curb for Arby Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**ITEM 11 UC-24-0034-STRIP REAL ESTATE THREE, LLC:**

HOLDOVER USE PERMITS for the following: 1) parking lot; and 2) outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) driveway geometrics; 2) reduce parking lot landscaping; 3) reduce buffer; and 4) alternative street landscaping.

DESIGN REVIEWS for the following: 1) parking lot; and 2) outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located approximately 600 feet west of Las Vegas Boulevard South and the north side of Arby Avenue within Enterprise. MN/nai/ng (For possible action)

**ACTION:** Approved with conditions (Companion Item 10).

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

**CONDITIONS OF APPROVAL –**

**Comprehensive Planning**

- 3 years to review to evaluate the continued use of the temporary parking lot and outdoor storage;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a 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**

- Drainage study and compliance;
- Full off-site improvements; Page 6 of 13
- Right-of-way dedication to include 25 feet to the back of curb for Arby Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**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; and that fire/emergency access must comply with the Fire Code as amended.

WAIVER OF DEVELOPMENT STANDARDS #3A WAS WITHDRAWN.

### COMPANION ITEMS (12-13)

#### ITEM 12 VS-24-0056-ST SHARBEL MARONITE CATHOLIC MISSION TR:

VACATE AND ABANDON easements of interest to Clark County located between Rancho Destino Road and Giles pie Street, and between Frias Avenue and Rush Avenue (alignment) within Enterprise (description on file). MN/bb/ng (For possible action)

**ACTION:** Item 12 deleted from the agenda (held to May 8, 2024, per the applicant; Companion Item 13).

#### ITEM 13 UC-23-0591-ST SHARBEL MARONITE CATHOLIC MISSION LV RL EST TR & ZAIDEN A ELIAS TRS:

USE PERMITS for the following: 1) existing place of worship; 2) reduce separation to property lines; 3) reduce separation to abutting existing residential uses; 4) reduce separation to live entertainment; and 5) extend live entertainment time outside daytime hours.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) eliminate landscaping adjacent to a residential use; 4) alternative driveway geometrics; 5) fence setback; 6) increase fence height; and 7) full off-site improvements.

DESIGN REVIEW for a parking lot in conjunction with a previously approved place of worship on 4.6 acres in a P-F (Public Facility) Zone and an R-E (Rural Estates Residential) Zone. Generally located on the southwest and southeast corner of Frias Avenue and Rancho Destino Road within Enterprise. MN/bb/syp (For possible action)

**ACTION:** Item 13 deleted from the agenda (held to May 8, 2024, per the applicant; Companion Item 12).

#### ITEM 14 WS-23-0340-HALLEWELL, MICHAEL H. & NANCY L.:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; 3) allow alternative yards; and 4) allow an attached sidewalk and alternative landscaping.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 4.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/jud/syp (For possible action)

**ACTION:** Deleted from agenda (withdrawn without prejudice).

### COMPANION ITEMS (15-17)

#### ITEM 15 PA-23-700039-BD EQUITIES, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 6.7 acres. Generally located on the west side of Arville Street and north side of Cougar Avenue within Enterprise. JJ/rk (For possible action)

**ACTION:** Adopted (Resolution No. R-4-17-24-1; Companion Items 16 and 17).

REAL

Commissioner, next are Items 15, 16, and 17. Item 15, PA-23-700039, plan amendment to redesignate the existing land use category from Neighborhood Commercial to Business Employment on 6.7 acres, generally located on the west side of Arville Street and north side of Cougar Avenue within Enterprise.

Item 16, ZC-23-0767, zone change to reclassify 6.7 acres from an R-E (Rural

REAL Estates Residential) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Design Manufacturing) Zone. Waivers of development standards for the following: allow modified driveway standards, allow access to a local street, and allow modified on-site loading design and improvement standards. Design reviews for the following: office/warehouse complex and finished grade, generally located on the west side of Arville Street and the north side of Cougar Avenue within Enterprise.

LARRY MONKARSH Good morning. Larry Monkarsh, 6260 –

REAL I'm sorry, Commissioners, I apologize, there was one more to read in.

SEGERBLOM Hold off one second, please.

REAL Item 17 is also a companion Item to 15 and 16. Item 17 is VS-23-0768, amended vacate and abandoned easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue and between Cameron Street and Arville Street and a portion of right-of-way being Cougar Avenue located between Cameron Street and Arville Street and a portion of right-of-way being Arville Street located between Wigwam Avenue and Cougar Avenue, previously not notified, within Enterprise.

SEGERBLOM Good morning.

MONKARSH Good morning. Larry Monkarsh, 6260 West Pebble Road, 89139, I'm here on behalf of the applicant. There's a lot to cover, so I'm going to try to get to it quickly. And the project is located off of Blue Diamond and Arville, just south of the Blue Diamond and Arville interchange. It is this green area here, this horseshoe surrounding this Ted Wiens Tire Center. The project itself that we're coming in for is a flex project, that will be grade level in nature. It is a light industrial project grade level, no dock doors. There will be no trucking activity on this property whatsoever. As of the first item up is the Master Plan Amendment, and we have a burden of proof through the NRS to show that we are basically adhering and meeting the overall intent of the Master Plan. This project does do that. They do that as a way of design. And the first item that we wanted to bring up is the proposed amendment is required based on changed conditions on the property.

The property was originally three parcels, and they are zone H-2 and RS-20. The two H-2 zones are no longer existing, their Commercial Neighborhood. Hence our request from Neighborhood Commercial to Business Employment. The applicant tried for a curve cut on Blue Diamond and was turned down by NDOT. So, one of the ideas was they had a drive-thru for that center. Unfortunately, NDOT denied their driveway because there's too many other driveways within the approved distance. So, they were turned down by NDOT. That is one changed condition, when they purchased the property, that they were unable to get access off of Blue Diamond, limiting, only their access off of Arville and Cougar. The second change of condition is one of the neighbors in the area brought it to my attention, so we had three neighbors that were in opposition to the project.

We contacted two, and they have since reversed their opinion after seeing the

project. They both thought this was going to be a retail center. They both have told me that Blue Diamond is saturated with retail, that there is a tremendous amount of traffic all day long, that, oftentimes, at lights at Arville, at Decatur, at Rainbow, you're waiting two and three cycles to get through those lights. So, once they learned that this was a light industrial flex grade level project, no truck docks whatsoever, and not retail, they changed their mind and they came back and they said, "We support your project." And later on, I'll show you those emails, and we did turn them over to staff at Planning Commission. So, with those two changed conditions, we believe that that makes a case that we have met one of those conditions for the intent of the Master Plan. The proposed amendment is compatible with the surrounding areas. We have done similar projects to this in other neighborhoods. The one I want to bring... There's two I want to bring to your attention. The first one is on Buffalo, just north of Warm Springs. This is the VA (Veterans Memorial Hospital). These two buildings are currently being constructed on leased county land. So, these three grade level buildings, surrounding or right in front of these apartments, also at that time was a non-conforming zone change in this district, and we was from Commercial Neighborhood at the time to an M-D. And the project is a great success for the neighborhood. The aesthetic view and the elevations looked like storefronts. These are glass overhead doors grade level. This is a personal gym, so a personal trainer is in this location. There's a Gracie Jiu-Jitsu. These are the types of tenants that we believe will be coming in. TheCarWiz. There's a NAPA Valley Auto Parts, there's also a wellness center. So, we believe that this type of product will benefit the neighborhood and become compatible with the surrounding areas.

The other product types, so getting back to the surrounding areas, we currently have the Ted Wiens Tire Center, a retail center, retail, retail commercial, and a large Albertsons across the way. The last thing that this neighborhood needs is more retail. The last thing it needs is more blacktop, heat dome enforcing. So, with our site plan and if you look at the way that these projects get developed, the minimal amount of parking, we're parked at one per thousand versus four per thousand. We have the Title 30 landscaping. So, we believe that, yes, we meet that and have established that this project is compatible with the surrounding area.

The next condition is that we'll not have a negative effect on the neighboring properties. Once again, tire center, retail centers, the neighbors to the south that we have talked to, and one of the neighbors is the owner of Meridian Landscape. He currently has a small yard and a light industrial building here. Any future developments, we've agreed to no parking on Cougar, so therefore, we do believe that it is not going to have a negative effect on the neighboring businesses. That will also have a minimal effect on service provisions or transportation services and facilities. By locating small business areas within where people are living, we believe that many people have the opportunity to place their business here, walk to work, bike to work, or have a much shorter commute, if you live in this southwest part of town and you were to place your office warehouse. One of the businesses that has gone in here is an HVAC company that specializes in contracting with homeowners to change out their air filters on a quarterly basis. They also store and stock, in their warehouse, thermostats and any miscellaneous parts and pieces to your air conditioning.

So, when you have something go out or you have a contract for your filters to be

changed out, that business will be able to support these neighborhoods. So, we believe that we will have a minimal effect on the service provisions and transportation and actually enhance the neighborhood with additional services and provisions brought by this development. We went to the Master Plan itself, and the NRS has Core Values that we must meet, in order to qualify for a Master Plan Amendment. The first Core Value is a unique community, neighborhood, and lifestyle. It completes out our neighborhood. It's a quasi-flex mixed-use development. In this zone, in this, if we reclassify this Master Plan and we actually also have a zone change request to M-D or I-L, we're able to get special use permits for personal trainers, for batting cages, for auto parts stores. What we can't do is, in a commercial neighborhood, is get a special use permit for an office warehouse. And many of the tenants that go in here will have a small office, 800 to 900 square feet, and a small warehouse that benefits their business in the back.

So, we believe that we will become and help this unique community, neighborhood, and lifestyle by putting this type of development in here. Core Value number two is equitable access to service and amenities. There is a bus line on Blue Diamond. We also believe that this health and human services, I showed you pictures of the wellness center, I showed you pictures of the jiu-jitsu, of health and fitness going into this area, as well as we've had another project where an artist may set up their studio here and they were able to have a small showroom.

They were able to have their studio, where they can create, and they also had a warehouse where they could store their work, when they were complete, in a safe and climate-controlled environment. Core Value number three, air quality, energy, water, water, waste reduction, and conservation. This type of project is a low water user. Many of these tenants have a couple of toilets and maybe a sink or two. There will not be heavy water consumers here. We are planting drought tolerant plants. So, we do believe that we meet Core Value number three with a quality project. We're increasing the air quality by having it located within, close to the neighborhoods for people to walk and bike to work or at least reduce their commute and reduce their emissions.

Core Value number four, a more connected Clark County. We're required, when we develop here, to bring all the utilities and services to the site. So, we have sewer, we have water, we have power, we have phone and connectivity. All that will be brought to this area, and we actually have to complete loops, oftentimes, for NV Energy, as well as for the Water District. So, by developing this project we'll be providing utilities closer to the neighbors, if they ever so choose, as well as Southwest Gas, we typically bring into our projects. Core Value number four is a regional collaboration and transportation. We do believe that, by putting this kind of product in here, we are collaborating with the neighbors. We spoke to them, and they have agreed that they're now in support of our project. Core Value number five, a diverse and resilient economy, employment and job-based workforce, business friendly environment. That's actually the definition of this project. So, we really believe core value number five is met by this job as well. Core Value number six, predictable growth, and development. It is predictable. It's a, it's a flex space. We know what kind of businesses are going in here. There will be no future yards. There will be no trucks coming on this site. There is no dock height condition. It will not add the type of traffic and trips that you would on a retail center. So, we believe that we meet all Core Values for the Master Plan



amendment, and we are requesting your approval on the Master Plan Amendment. Staff had made also comments in regard, for the zone change, and we're moving onto the zone change now, that staff had made comments that industrial properties need to be near airports, major transportation corridors, and railroads. Well, our tenants don't need railroad, but there is rail here. This is a high transportation corridor with a state route approaching an intersection with I 15, which is an interstate highway. The airports aren't near here, but everything in green currently is industrial. This is our project here, and staff did say, about a third of a mile away north on Arville, there is an industrial project, trucking center, a little bit more distribution, a little heavier industrial. Also to the west about a half-mile away is another multi-tenant industrial facility. And then, as you head down south on Arville, we have been in front of this Board before, where we have changed some of these parcels to M-D. So industrial is growing to the south, and as you can see, there was a zone change provided here for these two industrial buildings as well. So, we are here to change our zone from H-2 and RS-20 to M-D or I-L, Light Industrial.

We will have less parking than commercial neighborhood. We will drive less traffic to our site than commercial neighborhood, and it'll be less invasive than commercial neighborhood. The waivers that we've come in for, we've worked with Public Works on the waivers for the driveways. Where 75 foot is typical and required by code, we've provided 1810 and about 10 feet here. We've worked extensively with Public Works, and the Fire Department has approved this driveway off of West Wigwam as a crash gate only. So, this helps us with our Fire Department access, but it will not be accessed by the public. We've had two driveways, one on Arville, one on Cougar. Both of these, we've eliminated a massive amount of parking to alleviate the stacking concerns of Public Works and Public Works has stated that they are in approval of these waivers for these driveways.

The other waiver we have is allow access to a local street. Now, what I wanted to do is bring to your attention, if I can find it here, this is also an exhibit for our vacate and abandonment of the easement, so this will double that up, but the parcels were three different parcels. Without the driveway on Blue Diamond, this parcel doesn't have any other access but Cougar. The owners did assemble all three, but if you would've seen independently, these two parcels would've had to have two driveways to access Cougar. And maybe this would be accessed off of Arville, depending on how you would lay out a high-density housing development.

But we've actually changed the design, and we only have one driveway on Cougar and one on Arville. And therefore, we believe that the waiver for accessing a local street should be granted as well, as this parcel really had no other choice. And limiting just access to Arville would cause tremendous amount of congestion on a single driveway, in our opinion. Any other driveways on Arville will require a waiver for distances from street corners. The other waiver is to allow modified on-site loading. So that pertains to Building A. Building A is front-loaded facing Arville. Now we've shown the elevations for a similar product.

As you can see, these are the overhead doors that we showed you in the picture earlier. So, Building A has the overhead doors facing Arville, and that's the waiver allowing modified on-site loading to have those overhead doors facing

MONKARSH

Arville. The design review is also in front of you for an office warehouse. We've gone over that, where it's grade level only, small offices, small warehouse in the back, as well we also have a waiver for the finished grade. Now, in certain areas, the code currently talks about a 36-inch max or three-foot max differential and existing grade. Here, where we exceed it by, this is three and a half feet, so we exceed it by six inches, we are just grading the site for proper drainage. So, we're taking this excess dirt here, that we're cutting that, and then, flopping that into this area to fill it.

So, the waiver for the finished grade elevation, we're also requesting, just based off of proper drainage of the site. The neighbors, I wanted to talk about, but we can go back to this real quick. We also have the vacate and abandonment in front of you. These are the rights-of-way on Arville and Cougar, as well as the patent easements on this property, as well as the dedication of the right-of-way on Wigwam. The neighbors we talked about, we had three, at the time, three letters in opposition. We had Patricia Bloom, who is a very nice lady. Her son and grandson live in the house, and she thought it was going to be another retail center. She was quite disturbed and upset. We went, spoke with her, we sent her emails, showed her the project. She now says, "I approve of this project and sure hope I haven't made the wrong decision."

We intend to be great neighbors and good neighbors and very considerate, and we're really happy that Patricia was open and to speaking with us. The second neighbor is the gentleman that owns the Meridian Landscape, William Huebsch. Same thing with him. At first, when he got the card, he thought it was another retail center for some reason, checked the opposition box, but he did check the support for the vacate and abandonment. So, he really didn't look at the package. We went and met with him in his office. He too said, upon review of the supporting documents, coupled with our in-person meeting, "I think this project would be a good fit for the intended location, with that, I support the project." The third neighbor, we were unable to get a hold of. We tried tracking him down. It's a Dr. Chinikhanwala, and we were unable to contact him. He has offices, he's a rheumatologist out of Bullhead City, with an office also in Las Vegas.

JUSTIN JONES

Chair, yeah, I think we get that picture, Mister Monkarsh.

MONKARSH

Okay, sorry. So, we were unable to get a hold of him. And with that, I conclude my presentation.

SEGERBLOM

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

JONES

Thank you, Mister Chair, and thank you, Mister Monkarsh, for your detailed presentation. I appreciate your efforts to work with the Planning Commission and with the neighbors. I think it shows in the lack of opposition here today. And I did want to just sort of state for this Board, part of the reason why Mister Monkarsh went into a little bit more detailed explanation on the Master Plan Amendment is because on this project, on some other projects, there seems to have become factionalism on the Planning Commission and a lot of personality driven issues, that result in them unable to come to any consensus or recommendation. So, I would just say, and this applies to my own Planning Commissioner, so if we

JONES could all just sort of maybe check in with our Planning Commissioners and make sure that they're making decisions based on the proposals set before them and not on personality driven issues, then I think it would be beneficial to this Board. I know, speaking with staff, they're going to do some training, particularly when it comes to Master Plan Amendments, because the policy reason why we adopted this change to how we do things with regards to Master Plan Amendments, as opposed to non-conforming zone Changes, was to make the process better, not to have denials of Master Plan Amendments and approval of non-conforming zone changes. So, is that accurately stated, Sami?

REAL That is correct.

JONES Okay. Antonio?

ANTONIO PAPAZIAN Thank you, Commissioner. Mister Monkash stated there will be no parking on Cougar. If you're okay with it, I'd like to add a condition for them to install "No Parking" signs on Cougar.

JONES Does that work for you, Mister Monkash?

MONKASH Yes.

JONES Very good. With that, I'll go ahead and move for approval agenda Items Number 15, 16, and 17, with the additional condition of "No Parking" signs on Cougar.

SEGERBLOM There's a motion. Cast your vote.

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

SEGERBLOM That motion passes. And thank you for the education on the Master Plan Amendments.

MONKASH Thank you for your time.

**ITEM 16 ZC-23-0767-BD EQUITIES, LLC:**

ZONE CHANGE to reclassify 6.7 acres from an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway standards; 2) allow access to a local street; and 3) allow modified on-site loading design and improvement standards.

DESIGN REVIEWS for the following: 1) office/warehouse complex; and 2) finished grade. Generally located on the west side of Arville Street and the north side of Cougar Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)

**ACTION:** Approved with conditions (Companion Items 15 and 17).

## CONDITIONS OF APPROVAL –

### Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- The County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

### Public Works - Development Review

- Applicant to install “No Parking” signs on Cougar Avenue;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### 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; Page 8 of 13
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0309-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM 17 VS-23-0768-BD EQUITIES, LLC:**

AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue, and between Cameron Street and Arville Street and a portion of a right-of-way being Cougar Avenue located between Cameron Street and Arville Street, and a portion of right-of-way being Arville Street located between Wigwam Avenue and Cougar Avenue (previously not notified) within Enterprise (description on file). JJ/r/syp (For possible action)

**ACTION:** Approved with conditions (Companion Items 15 and 16).

**CONDITIONS OF APPROVAL –**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**COMPANION ITEMS (18-19)**

**ITEM 18 PA-23-700055-GTL PROPERTIES, LLC:**

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 2.8 acres. Generally located 145 feet south of Charleston Boulevard and 300 feet east of Lamb Boulevard within Sunrise Manor. TS/rk (For possible action)

**ACTION:** Item 18 deleted from the agenda (held to May 8, 2024, per the applicant; Companion Item 19).

**ITEM 19 ZC-23-0931-GTL PROPERTIES LLC:**

HOLDOVER ZONE CHANGE to reclassify 2.8 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a restaurant; and 3) a multiple family residential development on 3.2 acres. Generally located on the south side of Charleston Boulevard, approximately 300 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/hw/ng (For possible action)

**ACTION:** Item 19 deleted from the agenda (held to May 8, 2024, per the applicant; Companion Item 18).

## COMPANION ITEMS (20-21)

### ITEM 20 ZC-23-0928-BISMI SERIES HOLDINGS, LLC:

HOLDOVER ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

USE PERMIT to allow a mini-warehouse.

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

DESIGN REVIEWS for the following: 1) a proposed mini-warehouse establishment; and 2) finished grade. Generally located on the southeast corner of Windmill Lane and Rancho Destino Road within Enterprise (description on file).

MN/jor/syp (For possible action)

#### ACTION:

Item 20 deleted from the agenda (held to May 22, 2024, per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda; Companion Item 21).

### ITEM 21 VS-23-0929-BISMI SERIES HOLDINGS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Gilespie Street and a portion of right-of-way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise (description on file).

MN/jor/syp (For possible action)

#### ACTION:

Item 20 deleted from the agenda (held to May 22, 2024, per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda; Companion Item 20).

## COMPANION ITEMS (22-23)

### ITEM 22 ZC-24-0050-PRUSSE SHARRON BROOK REVOCABLE TRUST & C & WBSA, LLC:

ZONE CHANGE to reclassify 1.1 acres from RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor (description on file). WM/rr/ng (For possible action)

#### ACTION:

Approved by unanimous vote with conditions (Companion Item 23).

#### REAL

Commissioners, next are Items 22 and 23. Item 22 ZC-24-0050, zone change to reclassify 1.1 acres from RS3.3, Residential Single-Family 3.3, Zone to a CG, Commercial Zone, generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor.

Item 23, UC-24-0051, use permits for the following: vehicle maintenance or repair, vehicle paint and body shop, vehicle rental or sales, and vehicle wash. Waivers of development standards for the following: parking landscape islands and driveway geometrics. Design reviews for the following: vehicle maintenance or repair, vehicle paint/body shop, vehicle wash, and vehicle rental or sales on 1.1 acres in a CG, Commercial General, Zone, generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor.

#### SEGERBLOM

Good morning.

#### MICHAEL LIVINGSTON

Good morning.

This looks like William McCurdy day.

I get a day.

One day after your birthday too.

Right.

I'm speaking to here or here. Michael Livingston. I'm the architect and applicant for the project. My address is 2851 Huber Heights Drive, Las Vegas, Nevada, 89128.

The project is a vacant site behind the store and a gas station, and it's currently zoned as residential. There is some residential to the west, which is behind Hermosillo Street, which is a private street. The application is to do a zone change to a commercial use, and originally, we started this last year when, under Title 30, it required a land plan amendment. But since the new code, Title 30, came into effect, the requested uses are actually in conformance with the land plan. So there seems to be a general consensus that this would not be appropriate as a residential use. And so, my client, who has an existing business in Las Vegas, wants to put in a multi-use automobile repair center with a minor paint body shop. The general consensus is that it is an appropriate new use for the site to move from residential.

In terms of the project itself, it started off in Title 30, prior to January of this year, and a few things changed as we moved to the new Title 30. The main one was parking, and the new Title 30 has actually favored this project and that it's brought down the parking count. A few things did get caught between last year's and this year's land use or or uses under Title 30. The main one is that, as I said, the parking was reduced, and that actually did reduce the throat depth to requiring, instead of being 75 feet, the throat depth actually became 25 feet, because of the reduction in parking. And that was a concern at the Town Board meeting, that they thought there'd be a lot of traffic backed up of Walnut Road, which is actually not going to be the case. And so, the drawings, which have been revised since the Town Board meeting and have been submitted to the record, show that, the... basically, the first point of conflict is 26 feet in, and the throat depth required under the uniform standard is 25 feet.

There was also a concern that the neighbors to the west of the site would be adjacent to this use, which is within 200 feet of the properties. We did have a, under the requirement to do a planned land use change, we did have a neighborhood meeting. And actually, nobody showed up, and then, subsequently, we had a Town Hall meeting. And there were no objections from neighbors. However, we have since canvassed the neighborhood, and we've got seven people's signatures, and we've explained the project to them. We showed them a – an early schematic of the site, which explained how the project would work, and we basically said that putting up this buffer here with trees and a wall, with the building facing back to the site, which does have a decorative finish now, which it didn't previously, that this would be a good buffer between them and looking at the garage, the street, the traffic noise, and so on.

And we explained to them that it was a requirement that Commissioner McCurdy

LIVINGSTON

wanted us to ensure that there was adequate security on the site, so we made that a condition in our application, that we'll work with the Las Vegas Metropolitan Police Department and put cameras in and improve the safety of the site. So, I think that everybody that we've spoken to so far, that they're all in favor of seeing this happen.

There was a concern at the public meeting, that the paint body shop would be a problem, and there was a misnomer in staff comments that they refer to it as a major paint body shop. And it's actually a minor paint body shop, since the work that that my client does on the cars is 10% or less. And so, that does require special use, but it is allowed within 200 feet of residential, according to the new Title 30. We have addressed other issues, as far as trees are concerned, making sure they're the right height, below the power lines. So really, the way the project works is that we're avoiding having access of the main arterial road of East Lake Mead Boulevard, mainly because of the traffic medians and ingress and egress out of the site. So, it makes absolute sense to come off Walnut.

One of the conditions that Commissioner McCurdy expressed with that he wanted this only to be open between the hours of, I think it was 8 a.m. and 8 p.m., whatever I've got written down. And so, we have made that a condition, so there is no work going on in here at night. And so, people will pull off Walnut, and then, they will basically pull to the right, which is a sort of a valet parking station. And it's really no different than going to BMW or any of the other big service places that you see on Sahara and other places that you check your car in, and you leave it there and then, a valet will then take it to the appropriate service point. So, you don't have public aimlessly driving around the site.

It's an easy check-in, and then, they drive in underneath this building, which has an appropriate facade facing Walnut. And they are then able to take the elevator or the stairs up to the upper floor, and they can wait there, they can overlook the site. And the owner wants to sell and rent, mainly sell, cars, but he could do rental from here also, which typically cars that he may purchase and renovate and then, put back for sale. So, this becomes a sales office as well, and it's a place where people can wait and have a free doughnut and a free cup of coffee. So, the actual project itself fits in well with the general business district, which is 10 plus acres. And many of the uses up there are automobile related. In other words, you've got gas stations, there's a smog check here which we won't be putting in, there's AutoZone and O'Reilly's. And there's a few fast-food places. So, this will be of benefit to the general business district in which it's being placed.

So that does seem an appropriate use. One condition that Public Works has requested is that we put No Parking signs down here, and it is a condition that we've applied from Commissioner McCurdy, that we don't have any off-site parking. So, to me, it seems that the balance of parking for people dropping off their cars to go to have them serviced or have some minor bodywork is well laid out. And personally, I see this as a benefit to the district. It improves the residential use over here, and it's a great benefit to the general business district. Thank you.

SEGERBLOM

Thank you. Does that complete your presentation? Does that complete your presentation?



LIVINGSTON And that is the completion of my presentation. Thank you, Commissioner.

SEGERBLOM Yes, alright. This is a public hearing. Is anyone hear wishing to speak on this item? Seeing no one. We'll close the public hearing and turn it over to Commissioner McCurdy.

MCCURDY II Thank you, Mister Chair. And I'd like to also thank the applicant for working with my office on this. We've been at for quite some time. Just want to make sure that we have the conditions clearly stated on the record. I know that you mentioned them during your presentation, but I'll just make sure to get it one more time. So, the hours of operation are going to be from 8 a.m. to 5 p.m. for all mechanical work?

LIVINGSTON Correct.

MCCURDY II We have, for car sales, 8 a.m. to 7 p.m.?

LIVINGSTON I didn't actually specific car sales; I just specified the whole complexes as an earlier time.

MCCURDY II Okay, just want to make sure that's also on the record.

LIVINGSTON Because the gate closes, so people can't get in there, so.

MCCURDY II Got it. Okay, no on-street parking and also the installation of No Parking signs along Walnut?

LIVINGSTON Correct, that's added in the justification letter.

MCCURDY II And also, a two-year review for compliance of all conditions from the time of the issuance of the business license?

LIVINGSTON That's not in my justification letter, but you can add that as a general condition.

MCCURDY II All righty. And the last one being no large trees along Walnut, due to the power lines along Walnut? And we ask that you do medium trees only on Walnut.

LIVINGSTON That is correct. The trees have been reduced according to the Clark County tree standard.

MCCURDY II Okay. Antonio, are there any other conditions?

MARILYN K. KIRKPATRICK Mister Chairman, may I ask the Commissioner a question? So, one of the waivers is a landscape in the parking lot, but his picture showed landscaping. So, is he getting a waiver or not?

LIVINGSTON May I answer? I think there's just one at the end of the handicap down here on the bottom left-hand side, because it's so close to the building.

MCCURDY II So, you would not need a waiver then?

LIVINGSTON

REAL

KIRKPATRICK

MCCURDY II

SEGERBLOM

**VOTE:**

**VOTING NAY:**

**ABSENT:**

**ABSTAIN:**

SEGERBLOM

LIVINGSTON

SEGERBLOM

LIVINGSTON

## CONDITIONS OF APPROVAL –

- 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.

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0092- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

USE PERMITS for the following: 1) vehicle maintenance or repair; 2) vehicle paint/body shop; 3) vehicle rental or sales; and 4) vehicle wash.

DESIGN REVIEWS for the following: 1) vehicle maintenance or repair; 2) vehicle paint/body shop; 3) vehicle wash; and 4) vehicle rental or sales on 1.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor. WM/rr/ng (For possible action)

**ACTION:**

## CONDITIONS OF APPROVAL –

### Comprehensive Planning

- 2 years to review from issuance of a business license to evaluate compliance with all conditions;
- Hours of operation limited to 8:00 a.m. to 7:00 p.m.;
- Hours of operation for all mechanical work limited to 8:00 a.m. to 5:00 p.m.;
- Medium trees, not large trees, are to be planted along Walnut Road;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- A minimum 5 foot wide walkway shall be provided between Building A and Building B;
- A minimum of 9 mesh screens shall be added on the building façade along Hermosillo Street with the screens located between the proposed large trees;
- Certificate of Occupancy and/or business license shall not be issued without approval of a certificate of compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; 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 to install "No Parking" signs on both sides of Walnut Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and 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 #0092-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

## COMPANION ITEMS (24-26)

### ITEM 24 ZC-24-0067-DESERT INN SQUARE, LLC:

ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Eldorado Lane and the west side of Buffalo Drive within Spring Valley (description on file). MN/md/ng (For possible action)

**ACTION:** Approved with conditions (Companion Items 25 and 26).

**REAL** Next are Items 24, 25, and 26, which will be heard together. Item 24, ZC-24-0067, zone change to reclassify five acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone, generally located on the south side of Eldorado Lane and the west side of Buffalo Drive within Spring Valley. Item 25, VS-24-0069, vacate and abandon easements of interest to Clark County located between Eldorado Lane and Robindale Road and between Buffalo Drive and Warbonnet Way within Spring Valley. Commissioners, on Item 25, Public Works has asked to delete two Public Works conditions, and those conditions are traffic study and compliance and full off-site improvements.

REAL

Item 26, WS-24-0068, waivers of development standards for the following: buffering and screening standards, reduce parking lot landscaping, increase wall height, allow modified driveway design standards, and reduce street width. Design reviews for the following: restaurant buildings with drive-through lanes and retail buildings with drive-through lanes on five acres in a CG, commercial general zone, generally located on the south side of Eldorado Lane and the west side of Buffalo Drive within Spring Valley.

SEGERBLOM

Excuse me, Mister Gronauer, one second. Our screen still refers to 22, so can we make sure that we have the current item up on the screen before we vote? Good morning, Gronauer.

BOB GRONAUER

Good morning, Mister Chairman and Commissioners. My name's Bob Gronauer in 1980 Festival Plaza Drive. I'm here representing the applicant and property owner on these applications. The property, as you can see on the overhead here, it's highlighted here in sight, with the word, "sight," in pink. It is approximately five acres of property. It's master planned for Neighborhood Commercial. This is on the west side of Buffalo and just south of Eldorado Lane. The first application is for the zone change. We're asking for Commercial General. This complies with the master plan. Staff's recommending approval of it. Just to get you a little bit more oriented with the area, as I get into the application a little bit more, this piece of property is actually located adjacent to the future park here, which you can see is the softball fields and baseball fields in this area. So just adjacent to us on the proposed plan, you can see this is going to be a bus drop-off area and a parking area that we're adjacent to here to the park.

Just to the north of us here, it was recently approved, within the last couple of years, for a small little flex industrial building for Mister Monkarsch. And then, right here is an existing mini storage building. And then, if you go further up here, this is where the Firefly's located, along with the 7-Eleven. And I believe there's a tavern use located in here on the property here. So, as you see, this is a commercial corridor on Buffalo, and up here is Warm Springs. And we are adjacent to the park area here, with respect to when I get into the designs. The vacations that we are asking for, we have government patent easements along the west side of the property and the south side of the property. Then we're asking to reduce Eldorado just to the north of us, because a property owner to the north of us had a reduction in the Eldorado. Site plan, fairly quickly to go over some of the waiver development standards. This is a 5-acre retail center, where we have retail uses, along with two restaurant pads located right there.

We have ingress and ingress off of Eldorado Lane. We have two commercial driveways off of Buffalo. With respect to the Public Works Waiver of Development Standards, we have a reduced throat depth on – on Eldorado. We have a reduction in driveway, departure distance from Eldorado to our commercial driveway. The reason why I point those out is staff was recommending approval or Public Works of that portion of that application, not having any concerns with that, because on Eldorado, as I showed you before, this is going to be the ingress/egress to the future park in that area. So, Eldorado is not your typical street that you see in this area, and it's been reduced in width, because of that, with the application to the north and now with our application.

GRONAUER

We do have a waiver of development standard to increase a retaining wall height from three-feet to four-feet along the Buffalo frontage. However, this is going to be behind, we have a five-foot landscape, five-foot sidewalk, five-foot landscape, and then, we have retaining wall located there. So, it's going to be behind. So, you'll have your detached sidewalk and landscaping in this area. With respect to the reduction in landscape, along the west and southern boundaries, what we've done is we've asked what other projects have been similar – similarly approved to the north of us. However, instead of doing the double row of trees in the south, in the west portion of our property, we've put all those trees back into the property within the internal portion of the property.

So, we will be meeting all of the tree requirements. I think, as we initially started off, I think we're six trees overall short on the project, but for the record, we will put in all those trees to make sure that we meet all those minimum requirements. The other thing is that we would add an additional pedestrian gate. I believe this would be a condition is, administratively, we'd come in and work with your staff to put a pedestrian gate in this area, which is located on the southwest portion of our property, which would connect into the park area there, to create another avenue for pedestrian connectivity in that area. That being said, I'm here to answer any questions you may have, with respect to the three applications that are before you.

SEGERBLOM

This is a public hearing. Anyone here wishing to speak on this item? Please come forward.

JOHN LABRECHE

Good morning, John Labreche. I'm the owner of Eldorado Lane, LLC, which is the property to the north. I'm not here to oppose any of the zone change or the abandonments. The only thing I would like to oppose is the making Eldorado Lane less in width. I think they're asking for 13 feet, and I think that's going to affect my project. I would say a couple feet's fine, but I think 13 is too much. Other than that, that's all I need to state.

SEGERBLOM

All right. I guess. Do you all understand that?

MICHAEL NAFT

You have to close the public hearing.

SEGERBLOM

I know, but I just want to make sure, before we close it, I didn't fully understand that, but all right, we'll close the public hearing. I think we got your message, Mister Gronauer.

JONES

Yeah, thank you, Mister Labreche. I'm going to ask Mister Papazian to weigh in on that, because I think there might be some confusion.

PAPAZIAN

Okay, thank you, Commissioner. Typically, Eldorado is a 60-foot width. Since the park is just to the west, there's no reason to have a 60-foot-wide street that goes nowhere. So, we're allowing the reduction to go down to an overall 47-foot-wide Eldorado Lane.

GIBSON

So, it's 13 feet?

PAPAZIAN

Correct, 13 feet off, yes. They're vacating 13 feet for an overall 47-foot-wide

PAPAZIAN Eldorado Lane.

NAFT Right. So, Mister Labreche, the Eldorado at that point will be 47 foot in width.

LABRECHE Right, and that's what I oppose is that's too much. I don't want my ingress and egress lessened.

NAFT Okay. I'm not sure you're – Just because the public comment period closed, you'll have to sit down. I'm happy to talk more about it, but per our rules, you can't...

LABRECHE Yeah, then I've said what I said, and thank you.

NAFT Thank you. Okay. Antonio, I don't think you have more to say on it, but Mister Gronauer, if you do?

GRONAUER No, I was going to say the same thing. It's being reduced from a 60 to 47, because it goes right into the park area.

JONES Okay, thank you. Then if there is nothing further, with the addition of the condition for pedestrian access to the east, I move for approval of Items 24, 25, and 26.

REAL Commissioner, can I clarify, so the pedestrian access gate in the southwest to provide access to the park to the west?

JONES Correct.

REAL Okay, thank you.

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

SEGERBLOM Motion passes.

GRONAUER Thank you.

#### CONDITIONS OF APPROVAL –

##### Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 12 feet to the back of curb for Eldorado Lane, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

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 #0037-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM 25** VS-24-0069-DESERT INN SQUARE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road, and between Buffalo Drive and Warbonnet Way within Spring Valley (description on file). MN/md/ng (For possible action)

**ACTION:** Approved with conditions (Companion Items 24 and 26).

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 12 feet to the back of curb for Eldorado Lane, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**ITEM 26** WS-24-0068-DESERT INN SQUARE LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening standards; 2) reduce parking lot landscaping; 3) increase wall height; 4) allow modified driveway design standards; and 5) reduced street width.

DESIGN REVIEWS for the following: 1) restaurant buildings with drive-thru lanes; and 2) retail buildings with drive-thru lanes on 5.0 acres in a CG (Commercial General) Zone. Generally located on the south side of Eldorado Lane and the west side of Buffalo Drive within Spring Valley. MN/md/ng (For possible action)

**ACTION:** Approved with conditions (Companion Items 24 and 25).

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Applicant to install a pedestrian gate in the southwest portion of the property to provide access to/from park to the west;
- 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 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;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 12 feet to the back of curb for Eldorado Lane, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0037-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM 27** AG-24-900187: Receive the required 2 year review of the Summerlin South Development Agreement. JJ/jor (For possible action)

#### **ACTION:**

Report received. No action taken by the Board.

#### **REAL**

Next is Item 27, AG-24-900187, receive the required two-year review of the Summerlin South Development Agreement. Commissioners, this is the required two-year review pursuant to NRS for the Summerlin South Development Agreement. The last amendment to the development agreement was in March of 2022, and the current development agreement is set to expire November of 2033. The Summerlin South community continues to develop out. Staff asked that you receive this report, no action is necessary. So, I just wanted to pass that along.

#### **SEGERBLOM**

Commissioner Jones, you're okay with being passed along?

#### **JONES**

Yes.

#### **SEGERBLOM**

Okay.

**ITEM 28** AG-24-900210: Consider a request for reconsideration of ET-24-400012 (NZC-21-0128) and direct staff accordingly. MN/sr (For possible action)



**ACTION:** Approved. (Public hearing scheduled for May 22, 2024, at 9 a.m.)

**REAL** Next is Item 28, AG-24-900210, consider a request for reconsideration of ET-24-400012 for NZC-21-0128 and direct staff accordingly. This is a request from Commissioner Naft to reconsider the Board's decision and conditions of approval for the extension of time. If the Board finds that there's merits to bring back this application for reconsideration, staff recommends that the application be scheduled for May 22, 2024.

**SEGERBLOM** I guess, Commissioner Naft.

**NAFT** Yeah. Thank you. This is entirely on me. I neglected to have something read into the record on an item that was on the routine action agenda and, therefore, asking the Board to hear it on May 26.

**REAL** May 22, 2024.

**NAFT** May 22, 2024, and that's in the form of a motion.

**SEGERBLOM** There's a motion. Cast your vote.

**VOTE:**

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

**SEGERBLOM** That motion passed.

**ITEM 29** ORD-24-900010 Introduce an ordinance to consider adoption of a Development Agreement with Fairmont Plaza Partners LLC for an industrial development on 5.0 acres, generally located north of Warm Springs Road and east of Buffalo Drive within Spring Valley. MN/lg (For possible action)

**ACTION:** Introduced and set for public hearing on May 8, 2024, at 9 a.m. (Bill 4-17-24-1).

**REAL** Next is Item 29, ORD-24-900010, introduce an ordinance to consider adoption of a development agreement with Fairmont Plaza Partners, LLC for an industrial development on 5 acres, generally located north of Warm Springs Road and east of Buffalo Drive within Spring Valley. Commissioners, staff requests that the Board set a public meeting for May – I forgot. May 6, I think the date would be. May 8, I apologize. May 8.

**SEGERBLOM** All right, so I guess this is Commissioner Naft again.

**NAFT** I think we're just setting the public hearing for May 8, 2024.

**SEGERBLOM** Okay.

**REAL** That is correct.

SEGERBLOM

There's a motion. Or is it a motion?

ROB WARHOLA

No motions required.

REAL

Yeah, no motion necessary. Just have to set the public hearing. And then, last is the last public comment.

KIRKPATRICK

Mister Chair, may I ask a question before we go to the public comment? Can we revisit or look at maybe how we define casita based on square footage of the total property, going forward? Or maybe get some information back? I just am worried that casita was meant to be like a mother-in-law's quarters, not a full house. And I just want to make sure that we don't get in the business, and we've seen two within our district, where now, they're coming in and trying to have a casita larger than – than what most of the houses in the neighborhood are. So, I just would like to maybe have a discussion as a board on you know how we define that, because I think we do it based on the square footage of the total lot, which is allowing, under 1,500 feet, they can do it automatically. But that's a large casita. That's...

REAL

The size of the units are based on the square footage of the residence.

KIRKPATRICK

Maybe we look at that, because 1,500, 1,499 seems like a pretty large casita.

REAL

We can bring back a discussion item. Again, so this is the last period for public comment.

#### **PUBLIC COMMENT**

SEGERBLOM

All right, this last period for public comment. Anyone here wishing to speak? Or forever hold your peace. All right, I see no one. This meeting's adjourned.

There being no further business to come before the Board at this time, at the hour of 10:02 a.m., the meeting was adjourned.

APPROVED:

/s/ Tick Segerblom

TICK SEGERBLOM, CHAIR

ATTEST:

/s/ Lynn Marie Goya

LYNN MARIE GOYA, COUNTY CLERK