



togetherforbetter

Board of County Commissioners
Clark County, Nevada

Tick Segerblom, Chair

William McCurdy II, Vice Chair

April Becker

Jim Gibson

Justin Jones

Marilyn K. Kirkpatrick

Michael Naft

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

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

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

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

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

Absent:
None

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

SEC. 2. PUBLIC FORUM

1. Public Comment

TICK SEGERBLOM

Good morning, this is the Clark County Commission Zoning meeting for Wednesday, December 3. Ms. Real.

SAMI REAL

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

TICK SEGERBLOM

This is the first period for public comment. Anyone wishing to speak on an item on the agenda, come forward, and tell us what item you're speaking on. Seeing no one, we'll close the first period for public comment and turn it over to Ms. Real.

SEC. 3. AGENDA

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

ACTION: APPROVED.

SAMI REAL

The second item is the approval of the agenda after considering any additions or deletions of items. Staff has the following request:

Withdraw:

- Item 13, PA-25-700040
- Item 14, PA-25-700041
- Item 15, ZC-25-0658

With these deletions, which are Items 13 through 15, the agenda stands ready for your approval.

MOTION**WILLIAM MCCURDY II**

The recommended changes, I move for approval of the agenda.

TICK SEGERBLOM

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

3. Approval of minutes. (For possible action)

ACTION: APPROVED.

SAMI REAL

The third item on the agenda is the approval of the minutes. The minutes of the November 5, 2025, Zoning meeting are ready for your approval.

MOTION**WILLIAM MCCURDY II**

I move approval of the minutes.

TICK SEGERBLOM

Motion to approve the minutes. Cast your vote.

VOTE

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

TICK SEGERBLOM

That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 23

ACTION: APPROVED.

SAMI REAL

Next are the routine action items, which consist of Items 4 through 23, except items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, staff has the following request:

- Item 12, UC-25-0651: Delete Comprehensive Planning bullet number four and add future signage is limited to one illuminated building mounted sign on the east facing facade only with internal illumination or back lighting permitted and one monument sign located along Oso Blanca Road frontage. And then second condition, maintain all 83 trees and shrubs and landscaping with maintenance to include without limitation the replacement of any dead plant material. Condition number three, no blasting. And condition number four, construction hours limited to daytime hours, which is defined as 6 a.m. to 10 p.m.

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

MOTION

WILLIAM MCCURDY II

I move approval of our routine action items.

TICK SEGERBLOM

Motion for approval. Cast your vote.

VOTE

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

TICK SEGERBLOM

That motion passes.

4. SDR-25-0725-GC VEGAS RETAIL, LLC & NAKASH S&W, LLC:

SIGN DESIGN REVIEWS for the following: 1) electronic signs (electronic message unit, video); 2) increase the area of wall signs; and 3) increase the area of a projecting sign in conjunction with an existing shopping center on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/mh/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Applicant is advised that signs are not permitted within the right-of-way and easements.

5. AR-25-400113 (UC-22-0555)-ODYSSEY SAHARA, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for a school (kindergarten through fifth grade).

WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.

DESIGN REVIEW for a proposed charter school in conjunction with an existing commercial building on a 3.3 acre portion of an 8.23 acre site in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and east of Bruce Street within Winchester. TS/rk/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Karen Avenue storm drain improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

6. ET-25-400109 (UC-21-0188)-REMINGTON UTE, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; 4) reduce the separation from a proposed convenience store to a residential use; 5) reduce the separation from a proposed gasoline station to a residential use; 6) reduce the setback from a convenience store to a section line road; and 7) reduce the setback from a gasoline station to a section line road.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; 2) reduce driveway approach distances; 3) reduce driveway departure distances; and 4) reduce vehicle wash separation from residential.

DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station (fuel canopy); 3) vehicle wash; 4) restaurant and drive-thru; 5) retail buildings; 6) finished grade; and 7) alternative parking lot landscaping on 2.5 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Decatur Boulevard within Enterprise. JJ/bb/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until June 16, 2027, to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to pay a cost contribution for the construction of off-site improvements as determined by Public Works for the Decatur Boulevard improvement project;
- Compliance with previous conditions.

7. ET-25-400114 (WS-23-0470)-BELTWAY BUSINESS PARK WAREHOUSE NO 5, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) alternative driveway geometrics; and 2) loading area with roll-up doors not adequately screened from view.

DESIGN REVIEWS for the following: 1) warehouse; and 2) finished grade in conjunction with a warehouse building on 2.4 acres in an IP (Industrial Park) Zone. Generally located south of Badura Avenue and east of Jones Boulevard within Enterprise. MN/bb/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until September 20, 2027, to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

8. WS-25-0731-LCHRKK REVOCABLE TRUST & ROBERTSON LANCE K. & CONNIE B. TRS:

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements in conjunction with a proposed minor subdivision on 0.75 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Perkins Avenue and west of Andersen Street within Moapa Valley. MK/bb/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

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

9. PA-25-700039-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

PLAN AMENDMENT to redesignate the land use category from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) on 3.99 acres. Generally located west of Oso Blanca Road and north of Kyle Canyon Road within Lower Kyle Canyon. AB/rk (For possible action)

ACTION: ADOPTED (RESOLUTION R-12-3-25-1).

10. ZC-25-0648-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

ZONE CHANGE to reclassify 3.99 acres from an H-2 (General Highway Frontage) Zone and an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone. Generally located west of Oso Blanca Road and north of Kyle Canyon Road within Lower Kyle Canyon (description on file). AB/rk (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

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 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.

11. VS-25-0649-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Oso Blanca Road and Alpine Style Drive (alignment), and Kyle Canyon Road and Rocky Avenue (alignment) within Lower Kyle Canyon (description on file). AB/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

12. UC-25-0651-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

USE PERMIT for a proposed mini-warehouse facility.

WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.

DESIGN REVIEW for a proposed mini-warehouse facility on a 2.0 acre portion of a 3.99 acre site in a CG (Commercial General) Zone. Generally located west of Oso Blanca Road and north of Kyle Canyon Road within Lower Kyle Canyon. AB/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Future signage is limited to one (1) illuminated building-mounted sign on the east facing façade only, with internal illumination or back-lighting permitted, and one (1) monument sign located along Oso Blanca Road frontage;
- Maintain all 83 trees, shrubs, and landscaping with maintenance to include, without limitation, the replacement of any dead plant material;
- No blasting;
- Construction hours limited to daytime hours which is defined as 6:00 a.m. to 10:00 p.m.;
- The west elevation of the mini-warehouse per plans submitted on November 4, 2025;
- Wall-mounted lighting fixtures shall be installed at a maximum height of 10 feet on the building's exterior;
- Northern and western landscape areas incorporate 6 to 8 inches cobble groundcover;
- Installation of security gates;
- No entry between the hours of 12:00 a.m. and 6:00 a.m.
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and 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.

13. PA-25-700040-BRIDGESOURCE, LLC:

PLAN AMENDMENT to redesignate the existing land use categories from Agriculture (AG) and Open Lands (OL) to Industrial Employment (IE) on 384.28 acres. Generally located south of Interstate 15 and east of Lewis Ranch Road (alignment) within Moapa. MK/gc (For possible action)

ACTION: WITHDRAWN.

14. PA-25-700041-BRIDGESOURCE, LLC:

PLAN AMENDMENT to amend the Glendale Transportation Map and the Logandale/Overton Transportation Map of the Clark County Master Plan for the following: 1) remove an unnamed street designated as Arterials (100+ ft R-O-W) between Lewis Ranch Road and State Route 169; 2) remove an unnamed street designated as Collectors (80+ ft R-O-W) between the north property line of APN 042-12-000-005 and a point within APN 041-07-000-005; 3) remove an unnamed street designated as Collectors (80+ ft R-O-W) between State Route 169 and a point within APN 041-07-000-005; and 4) remove an unnamed street designated as Collectors (80+ ft R-O-W) between the southwest corner of APN 041-07-000-009 and a point within APN 041-07-000-005 within Moapa and Moapa Valley. MK/gc (For possible action)

ACTION: WITHDRAWN.

15. ZC-25-0658-BRIDGESOURCE, LLC:

ZONE CHANGE to reclassify 384.28 acres from an RS80 (Residential Single-Family 80) Zone and an RS40 (Residential Single-Family 40) Zone to an IH (Industrial Heavy) Zone. Generally located south of Interstate 15 and east of Lewis Ranch Road (alignment) within Moapa (description on file). MK/gc/kh (For possible action)

ACTION: WITHDRAWN.

16. ZC-25-0724-REYES, IRMA:

ZONE CHANGE to reclassify 0.22 acres from a CG (Commercial General) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Kay Geng Street and south of Moapa Valley Boulevard within Moapa Valley (description on file). MK/gc (For possible action)

ACTION: APPROVED.

17. ZC-25-0735-INTOUCH CREDIT UNION:

ZONE CHANGE to reclassify 1.20 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located west of Cimarron Road and south of Blue Diamond Road within Enterprise (description of file). JJ/gc (For possible action)

ACTION: APPROVED.

18. ZC-25-0753-DIAMOND FORD, LLC:

ZONE CHANGE to reclassify a 1.27 acre portion of a 2.44 acre site from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action)

ACTION: APPROVED.

19. TM-25-500161-DIAMOND FORD, LLC:

TENTATIVE MAP consisting of 1 industrial lot on 2.44 acres in an IL (Industrial Light) Zone and RS20 (Residential Single-Family 20) Zone. Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise. JJ/nai/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Building Department – Addressing

- Street names shall not include directional prefixes.

Clark County Water Reclamation District (CCWRD)

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

20. ORD-25-900689: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Roohani Family Trust & Roohani Khusrow TRS for a single-family residential development on 2.5 acres, generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5322; EFFECTIVE 12/18/2025).

21. ORD-25-900765: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Roohani Family Trust & Roohani Khusrow TRS for a single-family residential development on 2.5 acres, generally located west of Bermuda Road and south of Frias Avenue within Enterprise. MN/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5323; EFFECTIVE 12/18/2025).

22. ORD-25-900837: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Silver Creek II LLC for a retail building on 1.12 acres, generally located south of Warm Springs Road and west of Tenaya Way within Enterprise. MN/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5324; EFFECTIVE 12/18/2025).

23. ORD-25-900939: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 19, 2022, and September 3, 2025. (For possible action)

ACTION: ADOPTED (ORDINANCE 5325; EFFECTIVE 12/18/2025).

SEC. 5. NON-ROUTINE ACTION ITEMS 24 THROUGH 48

24. DR-25-0733-ASSOCIATION BUDDHIST CENTER USA, INC.:

DESIGN REVIEW for a proposed place of worship on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Buffalo Drive and north of Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Expunge the design review portion of WS-25-0016;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- Coordinate with Martha Rios in Public Works - Traffic Division for the Buffalo Drive at Wigwam Avenue Project;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0040- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next is Item 24.

- Item 24, DR-25-0733. Design review for a proposed place of worship on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Buffalo Drive and north of Wigwam Avenue within Enterprise.

TICK SEGERBLOM

Good morning. You can either pull the microphone down to you or use the handheld mic. There, perfect.

LEI SU

Good morning, everyone. And this is—

TICK SEGERBLOM

I apologize; you have to speak closer and louder into the microphone. If you want us to look at that, you need to make sure it's centered in the—

LEI SU

Hello, everyone. And this is Lei Su, and address is 2780 South Jones Boulevard. I'm the architect for this project. So, I'm—

JIM GIBSON

Mr. Chair— If you would just pull that right up to your lips. Yeah, we have to be able to hear you, and we can't hear you. Speak up too, please.

LEI SU

Okay.

TICK SEGERBLOM

Give us your name again, please. Can you give us your name?

LEI SU

Oh, okay. Let me repeat again. So good morning, everyone. So, I'm Lei Su.

TICK SEGERBLOM

I apologize, but you're going to have to spell your last name.

LEI SU

Last name is S-U.

TICK SEGERBLOM

Okay. That's why it was so simple. Thank you.

LEI SU

Okay. So, the address is 2780 South Jones Boulevard. I'm the architect representative for the project (inaudible). So, this is the temple project. So, at the Buffalo Drive and Wigwam Avenue. So, this project already be approved for the occupancy difference in the temple for the two buildings. So, the building is the (inaudible) center on the north and the Buddhist temple on the south. So, in March, so it's approved, but an owner want to enlarge the dormitory area. So that's why we resubmit now.

So, the difference from the March and the current drawings is— So, this is original area. So, this is new area. So, it changed from the T-shape to the rectangle shape to enlarge the area. Then the temple project, then they increased from the two level to three level. So, this is a current site plan.

And I would like to highlight one important component of this project, so inclusive additional dormitory accommodation within the temple campus. So, the purpose for these dormitories is not commercial, they are intended to intensify the site beyond what is appropriate for this area. Instead, they serve a clear community orientated, non-perfect faction that supports the core mission of the temples.

The temples is designed to be peaceful retreat environment, a place where individuals can temporarily step away from stressful circumstance, engage in guide meditation, and participate in structured program that promote mental wellbeing, conflict resolutions, and compassion thinking. In recent years, the master has observed the increased member of the community members seek quiet short-term stay for emotion recovery, meditation practice, and spiritual guidance. Many arrive with significant personal stress, anxious, and unresolved conflict. Providing on-site accommodation allows the temples to offer a safe, structured environment where individual can decompress, reflect, and develop healthier perspective.

From the public benefit standpoint, this project has been demonstrated a positive impact. They help reduce anger, social (inaudible), and intensity toward the harmful behavior. The dormitory component plays a preventive and restorative role, support emotion regulations, peaceful thinking, and the constructive behavior. So, our design emphasize safety, accessibility, and the compatibility with the surrounding environment.

So, in summary, the additional dormitory facility is an essential and the mission drive component for the temple project. This supports the community wellness, provide a peaceful environment for personal reflection, and align fully with the temple's non-perfect purpose. This space allowed individual to develop healthy mindset, reduce harmless emotion cycle, and automatically contribute to a more harmony and a stable community.

TICK SEGERBLOM

Does that complete your presentation?

LEI SU

Yes.

TICK SEGERBLOM

All right. This is a public hearing. Is anyone here wishing to speak on this item? Anyone who wants to speak, please come forward. If you stand back for a minute, we're going to have public comment.

TOM FREEMAN

Sorry, I haven't done this before. Do I need to identify myself?

TICK SEGERBLOM

Please.

TOM FREEMAN

Okay. Tom Freeman and I live on Wildwood Ridge Court, which is about a hundred yards from the proposed building. Anything else from that?

TICK SEGERBLOM

Yeah, that's fine. Now just tell us what your objection is.

TOM FREEMAN

Okay. My objection is right now Buffalo is— That area of Buffalo is roundabouts. Every other area of Buffalo has streetlights, or not streetlights, but intersection. The intersection has stoplights. That area, it looks like they're putting Buffalo back together and it also looks like there's no lights going up. The only anger in the community is that roundabout because people in Las Vegas generally don't know how to use roundabouts. Everyone going up and down Buffalo thinks it's a green light. Those of us who need to enter from Wigwam, that's why Metro's (Las Vegas Metropolitan Police Department) out there on a regular basis reviewing and assessing the situation. And frankly, we're shocked that a light isn't going back in. We're fine with a place of worship, but there's no possible way that that intersection can absorb more in a concentrated—as a coming out of a worship service where you're going to have people leaving and entering and exiting all at the same time. So, I'm here representing my community, just asking for a stoplight. That's it. Just a stoplight. Thank you.

TICK SEGERBLOM

Thank you. Anyone else wishing to speak on this item? Seeing no one else, we'll close the public hearing and turn it over to Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. Mr. Papazian, can you speak to— This is just a design review, although a significant change in the design. Can you speak to traffic concerns and where that plays into the application that was approved back in March, what they may have to do for Buffalo?

ANTONIO PAPAZIAN

Thank you, Commissioner. We do have a Buffalo project. We're removing those roundabouts. We probably agree. We don't have the proper right-of-way for the roundabouts in this area. So, in some areas, we've already removed the roundabouts. Well, Buffalo is a 100-foot-wide right-of-way. Wigwam is an 80-foot-wide right of way. It's not fully built out, but one day it will be and we'll be capable of handling a lot of traffic.

JUSTIN JONES

As part of their prior application, did they have to pay cost contribution, do a traffic study, et cetera?

ANTONIO PAPAZIAN

They will, and they'll have to do another one to update whatever has changed. If the building has grown, adding anything, they'll have to update the traffic study to mitigate any conflicts that arise from the new design review.

JUSTIN JONES

Okay. And timing wise, when will they have to do the traffic study again?

ANTONIO PAPAZIAN

That will be one of the first things they do before they can move forward.

JUSTIN JONES

Okay. All right, so I think that— Sir, I appreciate you coming down. As I drive it every single day, so you can see that we're resurfacing that. We pulled out the traffic, the circles there, and they're going to be back to essentially two-way streets on Buffalo. It will be probably a challenge crossing Buffalo and turning onto Buffalo. But as part of this project here, they will have to do a— And also, there's another church that's also under construction right there. Between those two projects, they will have to continue to do traffic studies. And if the traffic counts justify putting in traffic signals at Wigwam or any other intersection there on Buffalo, then they will have to contribute to the cost of putting in those signals there.

All right. Did you want to come back and respond in any way? You understand that as part of the application, not per se, this design review, but as a prior application. That if there are traffic mitigation measures on Buffalo necessary as part of the future update to the traffic study, then your client will be responsible for that.

LEI SU

Yes. Understand. Yeah, so in the permit understanding, because we try to do the survey over there and my civil engineer go there and find out the construction by the Clark County is for the traffic light.

JUSTIN JONES

Okay. And then can I just clarify? I know the size of the buildings increased, are they still meeting parking count requirements, Ms. Real?

SAMI REAL

Yes, they are.

MOTION**JUSTIN JONES**

Okay. All right, quite frankly, I expected more neighbors to show up in opposition, but since there are none, then I'll go ahead and move for approval of agenda Item 24.

TICK SEGERBLOM

There's a motion. Cast your vote. And just by way of reference, we all appreciate the comment that Las Vegans don't appreciate or understand traffic circles.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

25. ET-25-400112 (UC-19-0624)-TERRACOTTA SIX, LLC:

USE PERMITS THIRD EXTENSION OF TIME for the following: 1) multi-family residential development; 2) increase density; and 3) an accessory commercial use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; 2) reduce parking; 3) allow modified driveway design standards; 4) reduce driveway separation; and 5) reduce commercial driveway radius.

DESIGN REVIEW for a multi-family residential development on 6.2 acres in a CR (Commercial Resort) Zone. Generally located south of Highland Drive and west of Morgan Cashmans Way within Paradise. JJ/my/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until October 2, 2027, to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

SAMI REAL

Next is Item 25.

- Item 25, ET-25-400112 (UC-19-0624). Use permits third extension of time for the following: multi-family residential development; increased density; and an accessory commercial use. Waivers and development standards for the following: increase height; reduce parking; allow modified driveway design standards; reduce driveway separation; and reduce commercial driveway radius. Design review for a multi-family residential development on 6.2 acres in a CR (Commercial Resort) Zone. Generally located south of Highland Drive and west of Morgan Cashmans Way within Paradise.

TICK SEGERBLOM

Good morning.

DAVID BROWN

Good morning. David Brown, 520 South 4th Street on behalf of the applicant. We recognize this is the third request for an extension of time. However, this applicant, this is their first request. They recently took over the property from the previous property owner. They intend to go forward and understand that this would very likely be the last extension if it was in fact granted today. I would also like to point out that with the new Title 30, they'd actually be asking for one less use permit, the increased density, and one less waiver of development standard, the reduction of parking. Happy to answer any questions if you have them.

TICK SEGERBLOM

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

MOTION**JUSTIN JONES**

Thank you, Mr. Chair. Yes, I normally would've denied this request, but I understand new ownership. There were financial issues. Client took over the property and made some modifications. So, I'll go ahead and move for approval of agenda Item 25. This is in our Spring Mountain redevelopment area, so looking forward to getting these types of projects moving as quick as possible.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

(Companion Items 26 and 27)

26. VS-25-0688-BD-WESTWIND 2, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Las Vegas Boulevard South, Pebble Road and Ford Avenue; a portion of right-of-way being Pebble Road located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Pebble Road and Ford Avenue within Enterprise (description on file). MN/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 27).**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 for Las Vegas Boulevard South per RS-20-500028;
- Right-of-way dedication to include 30 feet for Giles Street 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 to construct a 5-foot detached asphalt path along Giles Street;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

SAMI REAL

Next companion Items 26 and 27.

- Item 26, VS-25-0688. Holdover vacate and abandon easements of interest to Clark County located between Giles Street and Las Vegas Boulevard South, Pebble Road and Ford Avenue; a portion of right-of-way being Pebble Road located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Pebble Road and Ford Avenue within Enterprise.
- Item 27, UC-25-0687. Holdover use permit for a gasoline station. Waivers of development standards for the following: increase maximum parking; alternative driveway geometrics; allow non-standard improvements in the right-of-way; and waive full off-site improvements. Design review for a proposed gasoline station and convenience store on a 0.90 acre portion of a 3.36 acre site in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Pebble Road within Enterprise.

TICK SEGERBLOM

Good morning.

DIONICIO GORDILLO

Good morning, Mr. Chair, Members of the Board. Dionicio Gordillo, 204 Belle Isle Court, Henderson, Nevada, 89012, here on behalf of the applicant. The first item, of course, is just a mere formalities of vacation, abandonment of patent easements, and rights-of-way, portions of rights-of-way, for purposes of a detached sidewalk. The real item is the use permit and waivers. As you can see, there's a site plan. We're looking at a portion, developing a portion, of an overall site at the northeast corner of Las Vegas Boulevard and Pebble Road. We do appreciate staff's recommendation and also the clarification from Public Works with the three revised conditions now. Just to clarify what we are, really what we're asking for is kind of a temporary deferment on some of those off-sites, not a full waiver. We fully agree with those three revised conditions as noted in your agenda. With that, we would respectfully request your approval, consistent with what you see on the board here, and what you see in your agenda item. And I'll be more than happy to answer any questions you might have.

TICK SEGERBLOM

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

MICHAEL NAFT

Thank you, Chair. And I'll turn it over to Mr. Papazian.

ANTONIO PAPAZIAN

Thank you, Commissioner. I'd just like to clarify one of our conditions. We do have a condition that says they're to construct detached sidewalks with future development along Pebble Road. Well, what's in front of us today is along Pebble Road, and they are constructing detached sidewalks with this development. It's for Lot 2. They're doing a parcel map subdividing the gas station from the rest of the lot. And I'd just like to clarify that future development is that Lot 2 of that parcel map.

MICHAEL NAFT

Thank you. You concur?

DIONICIO GORDILLO

Absolutely. Yep.

MICHAEL NAFT

Excellent.

DIONICIO GORDILLO

Correct.

MOTION**MICHAEL NAFT**

If there is nothing further, I move for approval of Items 26 and 27.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

DIONICIO GORDILLO

Thank you, Commissioners.

27. UC-25-0687-BD-WESTWIND 2, LLC:

HOLDOVER USE PERMIT for a gasoline station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) alternative driveway geometrics; 3) allow non-standard improvements in the right-of-way; and 4) waive full off-site improvements.

DESIGN REVIEW for a proposed gasoline station and convenience store on a 0.90 acre portion of a 3.36 acre site in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Pebble Road within Enterprise. MN/dd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Applicant to construct detached sidewalk with future development along Pebble Road for Lot 2 of the parcel map;
- Applicant to construct or pay a cost contribution for the Giles Street improvements with future development;
- Applicant to coordinate with Public Works - Development Review to move the commercial driveway on Las Vegas Boulevard as far north as the parcel allows;
- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication for Las Vegas Boulevard South per RS-20-500028;
- Right-of-way dedication to include 30 feet for Giles Street 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 to construct a detached 5-foot asphalt path along Giles Street;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; permits 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0190- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

28. WS-25-0705-FARMER, JUSTIN:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce building separation; 3) eliminate access gate setback; 4) allow modified driveway geometrics; 5) waive full off-site improvements; and 6) allow non-standard improvements in the right-of-way in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Tropical Parkway and west of Kevin Way within Lone Mountain. AB/jam/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Waiver of development standards #3 approved for west gate only;
- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that 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

- Waiver of development standards #4a limited to 2 curb-cut driveways only;
- Applicant to remove gate and reconstruct the most easterly portion the block wall along Tropical Parkway;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Vehicular access from the northeasterly driveway is prohibited;
- Driveways on Tropical Parkway must be permitted and approved.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Southern Nevada Health District (SNHD) – Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

WAIVERS OF DEVELOPMENT STANDARDS #4B AND #4C WERE DENIED.

SAMI REAL

Next is Item 28.

- Item 28, WS-25-0705. Holdover waivers of development standards for the following: reduce setback; reduce building separation; eliminate access gate setback; allow modified driveway geometrics; waive full off-site improvements; and allow non-standard improvements in the right-of-way in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Tropical Parkway and west of Kevin Way within Lone Mountain.

TICK SEGERBLOM

Good morning.

FELICIA MONTGOMERY

Morning. (Inaudible).

TICK SEGERBLOM

Okay, if you want to speak, either hold the microphone or—

FELICIA MONTGOMERY

I'll say that all over again. Felicia Montgomery. Montgomery's—

TICK SEGERBLOM

Hold it close to your face. There you go.

FELICIA MONTGOMERY

That close enough?

TICK SEGERBLOM

Yes.

FELICIA MONTGOMERY

Okay, good. 9680 West Tropicana, it's my address. And I am here on behalf of the homeowner who constructed a storage building on their site without a permit. So that's what we're seeking waivers for. Some of the setbacks on the radius of his property went to 8 feet here where 10 foot is required. He does have 10 [feet] there and there. As previously discussed, this driveway that he created will go away and he'll have to restore the CMU (Concrete Masonry Unit) so that item comes out of consideration. There was a driveway here on to Tropical that was there when he purchased the property. I think that one isn't really hurting anything until they start developing Tropical Parkway, in which case that one will have to go away too at that point. Other than that, the building is here. It's going through a plans exam at the Building Department for structural, architectural, all of those fun things.

One of the waiver requests was the separation. It's supposed to be 6 feet. It's 5-foot 3 [inches] from the house, so Building will address any type of fire rating that's required there. It's a metal building, so it's not combustible, but if they have any additional things, they'll let me know. And I think that's pretty much it.

TICK SEGERBLOM

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

APRIL BECKER

Hi.

FELICIA MONTGOMERY

Good morning.

APRIL BECKER

Yes, we discussed this and with the understanding that on the building structure that is on Tropical, you're going to take down the gate and replace the block wall.

FELICIA MONTGOMERY

Yes, on here.

APRIL BECKER

And on the left driveway, we have the understanding that we're going to leave it there for now, but as Tropical is developed with our project, that will be removed at that time, but it's going to be okay until that happens. And so, we'll just go through on your waiver 1 with the reduced setback. We're going to allow that. That's the 8 feet on Kevin. Instead of the— It's required to have 10 [feet]. We're going to allow the 8 feet setback. We've got the number 2, reduce the building separation. It's required to be 6 foot. It's 5 [feet]. We're going to allow that. Again, with this number 3, eliminate access to the gate setback. As we discussed the building, that's going to go away, that driveway. And on the left, we're going to allow that. So, it's— I don't know how you want me to say that. It's a—

SAMI REAL

They basically have withdrawn the request for the eastern gate.

APRIL BECKER

Okay.

SAMI REAL

So, we'll read that. And then with the added condition that the eastern block wall, where the gate currently is, be constructed of continuous block wall, that'll take care of that condition.

APRIL BECKER

Okay. And on 4, to allow modified driveway geometrics, again, we're going to on 4A, allow two of them. On 4B, we're going to deny. 4C, we're going to deny. And on 5, waive full off-site improvements, we're going to allow that because what's there when our project comes through, that'll take care of it. And on number 6, allow non-standard improvement in right-of-way. Again, we're going to allow that left driveway until the project comes through. And for the record, again, just want to say that we're going to require that the gate be removed and the block wall replaced. Anything else, Ant?

ANTONIO PAPAZIAN

Thank you, Commissioner. If I could delete, since it appears you're going towards the denial, if I could delete one of our conditions, which says applicant to construct a circular driveway south of the site, we don't need that. And also, just to clarify the condition, it'll read, "Applicant to reconstruct the most easterly portion of the block wall along Tropical."

APRIL BECKER

Right.

FELICIA MONTGOMERY

Perfect.

MOTION

APRIL BECKER

And with that, if everyone understood, I would move for approval with those conditions.

TICK SEGERBLOM

There's a motion. Cast your vote.

APRIL BECKER

Approval and denial.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

Okay. That motion passes. Thank you.

FELICIA MONTGOMERY

Thank you.

29. WS-25-0719-SIENA 76 HOLDING LP & SIENA 77 HOLDING LP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) allow an attached sidewalk to remain; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed gas station and retail building on 1.88 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Atlantic Street within Sunrise Manor. TS/mh/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- Applicant is advised that permits 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0154- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

SAMI REAL

Next is Item 29.

- Item 29, WS-25-0719. Waivers of development standards for the following: increase maximum parking; allow an attached sidewalk to remain; and alternative driveway geometrics. Design review for a proposed gas station and retail building on 1.88 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Atlantic Street within Sunrise Manor.

TICK SEGERBLOM

Good morning.

LEBENE OHENE

Good morning, Commissioners. Good morning, Chair. Commissioners, Lebene Ohene, 520 South 4th Street, representing the applicant on this application. To orient you to the site, the parcel is located south of Charleston and east of Atlantic Street, and it's kind of within the complex with the Lowe's on East Charleston. The project is a convenience store, retail store, and gas station located on 1.88 acres. The request includes waivers of development standards and a design review. The gas station is central to the 1.88 acre parcel and the convenience store, which is about 4,700 square feet plus is to the east adjacent to the dollar store along Charleston as well.

There are a number of waivers included in this application. The first one, which is for additional parking, because historically, based on the size, 7-Eleven has determined that a little bit more parking than the current code request is needed for their use. The second waiver, which we're going to withdraw without prejudice was for an attached sidewalk. This current plan, which has been shared and submitted to staff is for a detached sidewalk. I know Commissioner Naft and Commissioner Segerblom are really happy.

TICK SEGERBLOM

Commissioner Naft, I kept saying, "What would Commissioner want, Commissioner Naft want?"

LEBENE OHENE

He got what he wanted. We scrambled all day yesterday to get this in. So, we are withdrawing without prejudice. The third waiver is for the approach distance to Charleston. We reduced it by a little bit and staff was okay with that reduction. So was Town [Advisory] Board (TAB) because Atlantic as it exists is between Charleston and Fremont, and there's hardly any traffic on Atlantic Street in this area. The other waiver is for throat depth. That was reduced 16 and 15 and 18 where 25 [feet] is required. Staff was also okay with that. And TAB also recommended approval actually for the entire application as submitted.

Staff did recommend approval for waiver number 1 for the parking and Public Works did for waiver number 3. And therefore, with the withdrawal of number 2, we would appreciate your approval of the application as presented. Thank you.

TICK SEGERBLOM

This is a public hearing. Anyone here wishing to speak? Seeing no one— Oh, Mr. Rojas.

AL ROJAS

Can you put the first one up again?

LEBENE OHENE

Site plan?

AL ROJAS

No, (inaudible) site plan.

LEBENE OHENE

Oh there. The aerial?

AL ROJAS

Yeah, that there.

LEBENE OHENE

All right.

AL ROJAS

My name is Al Rojas. I live in Sunrise Manor. We're very active in the Sunrise Manor area. I drove down here. I support this project. I do want to let the Commissioners know that this is a high area for homelessness. It's on the very tip of Sunrise Manor, which neighbors like all this area over here, which is the City of Las Vegas. And I hate to say it, but they're not very well at managing their homeless problem. I drove down there. I saw a lot of homeless people walking around and I do support this project. My only request is they have an enclosed— I don't know if you can— Enclosed trash dumpster because the homeless get in there. The general what we're seeing in the city, in the county with the homeless problem is that a convenience store since it has food and they throw away food, homeless will come and start eating off of the trash.

I know it sounds disgusting, but it's the truth. And then they set up an encampment nearby and all they do is just loiter, ask for money, get drugs, and they're eating off of these bins. And then sometimes they'll put them on fire during the cold season to stay warm. So having an enclosure where they can have some kind of a gate there, if you guys can see that, will slow that down. We definitely want to increase business in our community in a safe manner. And I think it's a good project, but we want to take the

necessary precautions, and I wanted to bring that to the attention of our Commissioners what's happening in our communities and to the public. Thank you.

TICK SEGERBLOM

Thank you. Anyone else wishing to speak? Seeing no one else, we'll ask Antonio if you have any comments to make or—

ANTONIO PAPAZIAN

Thank you, Commissioner. Just so it's on the record, because of the withdrawal of waiver standards number 2, which is to allow the attached sidewalk, they will have to come back in for a vacation of right-of-way to accommodate the detached sidewalk.

TICK SEGERBLOM

All right. And you have promised to work with them on that?

ANTONIO PAPAZIAN

Only for you.

TICK SEGERBLOM

Okay. All right.

LEBENE OHENE

And for me too.

MOTION

TICK SEGERBLOM

All right. And with respect to Mr. Rojas's comment, this is definitely a problem area. Putting something this beautiful on this vacant lot is really going to improve the neighborhood. So, this is the start of something really impressive. So, thank you, Al, for supporting it. All right, with that, I'll make a motion to approve.

JIM GIBSON

Everything is relative. Everything is relative. (Inaudible) beautiful. It's a great, big, beautiful.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

All right, that motion passes. Thank you.

LEBENE OHENE

Thank you, Commissioner Segerblom and Commissioners. Have a good day.

30. WS-25-0732-DEHARO FREDDY GARCIA & MUÑOZ ALFREDO GARCIA:

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

DESIGN REVIEW for a single-family residential development on 2.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Tropical Parkway and east of Chieftain Street within Lone Mountain. AB/nai/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Full off-site improvements on Tropical Parkway;
- Applicant to construct a 5 foot detached concrete path along Chieftain Street.
- Applicant is advised that a vacation of right-of-way may be required.

Fire Prevention Bureau

- Applicant is advised that fire protection may be required and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

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

WAIVERS OF DEVELOPMENT STANDARDS #1 AND #2 WERE WITHDRAWN.

SAMI REAL

Next is Item 30.

- Item 30, WS-25-0732. Waivers of development standards for the following: reduce lot area; eliminate street landscaping; and waive full off-site improvements. Design review for a single-family residential development on 2.02 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Tropical Parkway and east of Chieftain Street within Lone Mountain.

TICK SEGERBLOM

Good morning.

ADRIAN PLATA

Good morning, Commissioners. My name is Adrian Plata at 7219 West Sahara Avenue. I'm here on behalf of the applicant. Here's a site plan showing West Tropical and North Chieftain and the four lots that they are subdividing. And before I get into the details of that, I'd like to show you some satellite images from Google. So, the project site is over here and along this line is the south end of Tropical. There are no detached sidewalks along that, and that's what we are here for, requesting the waiver of the detached sidewalk.

This is the corner of the project site's intersection of Tropical and Chieftain. This is the project site. You will see no detached sidewalks. And then this red here, that's what we are requesting for. And then over here is a commercial development that does have it, but we would like to not continue it. Here's the intersection at Tropical and Chieftain. You can see there is no detached sidewalk over on the left side, which is where the project site is. But there is this walkway over here, which I'll get to later.

Here's another image looking at the project site. No detached sidewalk. This is what we're just trying to continue reflecting the neighborhood. This is the project site. Getting closer to that commercial development. And then that is where the commercial development has the sidewalk and then the project sites.

While we are requesting to waive the detached sidewalk, we do have a 6-foot landscape strip area that is allocated along this northern and western part of the subdivision. This is similar to that walkway that we saw on the image on the north side of Tropical. That way, if there are any pedestrians that need to walk safely, they can do so without walking on the streets.

We are also— Oh, I think it's very important to mention that the letter says we're requesting three waivers, but we're not requesting the first two anymore for the decreased lots. We made some last minute modifications. So, all the lots are meeting the 20,000 square foot size. So, the only waiver we're here for is the waiver for the off-sites. And with that being said, I'm here to answer any questions.

TICK SEGERBLOM

All right. This is a public hearing. Anyone here wishing to speak? Seeing no one, we'll close the public hearing and turn it over to Commissioner Becker.

MOTION**APRIL BECKER**

For your request for Tropical Parkway, Tropical Parkway is an 80-foot collector road, which means it's busy and it's going to just continue to get busier. So, for the waiver of full off-site improvements, I'm going to deny that. I'm going to require that we have a detached sidewalk on Tropical Parkway that matches your neighbor to the east. And I'll go ahead and allow the waiver of off-site improvements on Chieftain Street.

With that, if you have anything to add? No? Okay. So, with that, then I'll make a motion to approve the full off-site waiver on Chieftain and require full off-sites with a detached sidewalk on Tropical Parkway.

TICK SEGERBLOM

All right. There's a motion. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

ADRIAN PLATA

Thank you.

(Companion Items 31, 32, 33, 34, and 35)

31. PA-25-700032-BLUE RAIN PARTNERS, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 14.19 acres. Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise. JJ/gc (For possible action)

ACTION: APPROVED (COMPANION ITEMS 32, 33, 34, AND 35).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

SAMI REAL

Next are companion Items 31 through 35.

- Item 31, PA-25-700032. Holdover plan amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 14.19 acres. Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise.
- Item 32, ZC-25-0527. Holdover zone change to reclassify 14.19 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise.
- Item 33, VS-25-0528. Holdover vacate abandon easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and Tenaya Way and Montessouri Street; a portion of right-of-way being Tenaya Way located between Blue Diamond Road and Meranto Avenue; a portion of right-of-way being Belcastro Street located between Blue Diamond Road and Meranto Avenue; and a portion of right-of-way being Montessouri Street located between Blue Diamond Road and Meranto Avenue within Enterprise.
- Item 34, WS-25-0529. Holdover waivers of development standards for the following: increase retaining wall height; increase fill height; waive off-site improvements (streetlights); and reduce curb returns. Design review for a proposed single-family residential subdivision on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise.

- Item 35, TM-25-500130. Holdover tentative map consisting of 99 single-family residential lots and common lots on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise.

TICK SEGERBLOM

Good morning.

STEPHANIE GRONAUER

Good morning, Mr. Chairman, Commissioners. Stephanie Gronauer, 1980 Festival Plaza Drive, here on behalf of the applicant, Richmond American Homes. The property that's before you is located on the overhead here. It's a little under 20 acres located on the south side of Blue Diamond Road, just to the east of Tenaya Way. The area is actually currently split planned. So, the area in red here is planned for CM, which as you know, allows for the most intense commercial uses in the valley. In fact, there's a Walmart immediately to the east of the site, so you can tell just by scale how intense the uses that could go on this northern portion of the property are.

And then you've got an RNP to the south of it here in the yellow area, Ranch Estate [Neighborhood] (RN) area. It's important to note we are not asking to change anything in the RNP. This area is remaining, so that is not part of the application. Richmond American, since the very beginning, said they would not ask to change that. And in fact, they took it even a step farther and have proposed one-story homes on that portion of the property since day one. So, I just want to make sure that's clarified first.

But again, the master plan is split on this property. And then also the zoning is as well. You can see the zoning along Blue Diamond that currently exists is that old H2 (General Highway Frontage District) zoning category that no longer exists in your code. There's RE (Residential Estates) zoning in the center of the site, but that's just not yet been rezoned to conform to the master plan. So again, that's planned for that CM, which could have some really intense uses within that area. And then the crosshatched area here is that rural estates RNP area. It's really a unique portion of town and a situation because you've got that intense plan and intense zoning right adjacent to an RNP.

So, the plan that we have before you today, we're really proud of. We're excited to show you we think it is the best thing that could be presented on this property because it really does truly provide a transition and a buffer from all of the intensity along Blue Diamond and the RNP area that's to the south of it. In fact, in your staff report, they reference policy 1.5.2 and we think we meet it. So does your staff and your Planning Commission because they recommended approval based on this. But this contemplates that the county would in fact protect and consider areas like this. That when there are rural areas, to minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas or infill development within RNP. And have a range of approaches such as transitioning densities with larger lots clustering higher density housing away from the edge of the RNP, requiring similar building heights and orientation or a combination of those. When you see our plan, we have incorporated pretty much all of those factors into really laying out a quality plan that allows for that transition between the RNP and the more intense uses up and down Blue Diamond Corridor.

I want to start with, as I mentioned, we appreciate staff and Planning Commission's recommendation of approval. Back in March, we started this application and had a neighborhood meeting with the neighbors with a different plan than we have today. I'm going to show you that plan just so that you can see the progress that we've made. But we've been working at it for several months. This is the plan that we started with. It had 118 units.

And there was a lot of thought that went into this. You can see we had the 9 half acre lots located along Meranto and Tenaya. We had a row of buffer homes. These were about 5,000 square feet, but they were all one-story. So, we were proposing a one-story buffer because there are some one-story homes located here in the RNP, and then the smaller RS3.3 lots up against Blue Diamond Road.

The neighbors at that meeting that we had back in March and then at a subsequent meeting at Teller's house had some great feedback. Their concern from the very beginning was traffic. They also asked for some changes to this transition area. They asked for the 10,000 square foot lots and the residential adjacency that your code requires. And that is where we're at today with the plan that you're going to see today. We made changes to the plan. We conducted a traffic analysis that compared commercial to residential and provided that information to them. Really, we were working pretty well together. And then subsequent to that, some of the neighbors decided that they'd prefer we just go away and that they would prefer commercial on the property.

So, I think some of them are here today. You may still hear that today, but for the most part, we've really tried to work hard. The one thing we cannot do, because we're Richmond American Homes, is provide commercial. But we certainly can offer a bunch of conditions and mitigating factors, which I've got to share with you today, and I think we've provided a really, really good plan.

So, this is the plan that we revised after their second neighborhood meeting. We did add the 10,000 square foot lots as the transition. We were very open and candid that that would likely require two-story homes because when you do that residential adjacency that your code requires, it requires us to have setbacks the same as the RS20. Which makes it difficult to put a huge beautiful one-story home on a quarter acre lot. So, we were presenting really large beautiful two-story homes here with RV (recreational vehicle) garages, which also is compatible with the RNP in lieu of those one-stories we were initially providing. Then we had some 7,000 square foot lots that also would fit that two-story product. And then in green, the smaller RS3.3 lots up against Blue Diamond.

Since Planning Commission, the one thing we continued to hear, and it's a legitimate concern, is that there's one-story homes that live right here adjacent to us. So, we've spoken with Commissioner Jones and the neighbors, and we do have one model that could fit on these quarter acre lots. It's the Raven. It's a really great beautiful one-story home that has turned third-car garage located here. You can't see it too well, but there's a two-car garage here and a turned three-car garage here. This will fit, but it will only fit if we do not meet those residential adjacency setbacks because you just can't fit it on these 10,000 square foot lots.

So, we're happy to do that, especially on Lots 16 through 21, we would just need some leniency on that residential adjacency to fit that product type on those. But I think that's a great plan. I think it's better for the neighbors. It's kind of one of the last pieces that we felt like we could do for them. It would fit on all of these lots. We could be conditioned to require them on these lots next to the homes, if that's the Commission's decision here today.

The other thing that they brought up quite a bit, and since day one as I mentioned, was the traffic on Meranto because that's an RNP. So, what we've done is we worked closely, got some information from NDOT (Nevada Department of Transportation) to better understand what is planned in the area. Ironically, the developer of the commercial center right here is in the audience today, so it was helpful to talk to him, as well as Antonio this morning.

But there is a median cut planned right here at Tenaya on Blue Diamond that was approved through NDOT. That's an important piece of information that the neighbors I know felt very strongly about because they did not want the traffic from this community to be forced through the RNP and over to Rainbow. So, the good news is now people heading west will have the opportunity to turn onto Tenaya to get home. And then obviously they can always go east from Tenaya or from Montessouri. So that was an important piece of information.

We also agreed that we would do some kind of traffic mitigation on Meranto. I'll get into all the conditions that we're proposing, but we're happy to do that, as well as a horse trail on Meranto. They had asked for that. So instead of the concrete, we're willing to do the decomposed granite on Meranto so that the horses in the area can continue to traverse on Meranto.

So, I'm going to just quickly walk through the conditions that the Planning Commission imposed and the ones that we're offering again today. And then I know there's some neighbors here, so I'll reserve a little bit of time to discuss whatever they bring up today. But in the planning conditions, there was a requirement that Lots 1 through 9 be a minimum of half acre lots. We just wanted to clarify that that's 20,000 square foot gross lots because that's what's shown on the plan, which we're happy to meet. No streetlights on Meranto. As I mentioned, that's one of the waiver applications we did apply for. We're happy to do no streetlights. There's a condition on here that Public Works put that we provide the conduit underground. So, if at some point streetlights are required, we can later install them. We're happy to do that.

Lots 10 through 21 would be a minimum 10,000 square feet. Again, happy to comply. That's what the plan shows. Those are gross 10,000 square foot lots. We would provide a disclosure to future homeowners that there's agricultural uses, including horses and livestock, noise, odors, insects, and lighting related to that. So happy to provide that disclosure to future home buyers.

This next one, bullet point number five, we would actually ask that it be removed. That deals with the waiver that we asked for for the retaining and the fill. It's really mostly neighborhood driven. On this northern area adjacent to the future commercial, we are asking for an additional 3 feet of fill and retaining, which would allow for a higher wall on our side. We think that's beneficial. We could do the view fencing, but because this is going to be commercial, we think it's beneficial to our future home buyers to have that extra retaining and wall. The condition at Planning Commission was that we provide the view fencing.

Also, we have an area here with Lots 1 through 3 again, where we're asking for that additional 3 feet of fill and retaining. We have an email from the property owner immediately east asking us for the wall. His preference is the wall over the fence. So again, we'd like to not have that bullet point five and we'd like to put that wall up and approve the waiver. The conditions that we'd like to add relate to the one-story homes that I mentioned we're willing to do on these 10,000 square foot lots. We'd asked to add a condition to waive the residential adjacency standards on Lots 10 through 21 if the Commission is inclined to allow us to do those one-story homes there. That would allow us to do the 3.3 setbacks. To waive the lot orientations and allow alternative yards on Lots 21, 22, 35, and 36. So 21 and 22, and then 35 and 36 would require that slightly turned front yard. It's a waiver you all have approved before, but it's just defining what the front yard setback is. So, to allow those homes to fit on those lots.

And then to allow a 65% encroachment as opposed to the 50% encroachment. Again, on this Raven, you can see a portion of the home where this third car garage is does encroach into the front yard setback. The code allows you 50% encroachment without any type of waiver, but this actually, you can see more of the home and 50% would encroach into that slightly. And then we would agree to condition one-story

homes again on Lots 1 through 9, and also on Lots 16 through 21. I did provide all these conditions to Sami, so I want you to know she's hopefully following along with me, but I just wanted to put all of that on the record.

As far as Public Works conditions go, there's a condition to do full off-sites. We would ask that that be revised to say except no streetlights on Meranto and to allow the decomposed granite trail for the horse instead of the concrete sidewalk. And then as I mentioned, we said we would be willing to do those speed cushions on Meranto. I believe Antonio sent me back a request to instead do a traffic speed analysis on Meranto and then work with the Traffic Management Department on what traffic mitigation measures are appropriate. We're happy to do that. We could also do that on Montessouri if you'd like, because I know there's been some discussion about Montessouri traffic as well.

So those are the conditions we'd offer. We've really done a lot to make a really great project for this neighborhood with all one-story homes, the transition to Blue Diamond. It's essentially a down zoning from what you could do out there today under CM. You could have multi-family, you could have a Walmart like you have next door. You could have all the commercial uses like are coming in this corner here. We think neighbors and homeowners, and especially the types of homes, mix of homes that are coming in here is really a benefit considering there's a huge housing shortage, housing crisis in our valley. So, we've got a mix of obviously the expensive homes, but transitioning into more of the entry level product along Blue Diamond. So, with that said, I'd ask for your approval with the revised conditions and I'm happy to chat after the neighbors speak as well. Thank you.

TICK SEGERBLOM

This is a public hearing. Anyone wishing to speak, please come forward. I know I have several cards, so if you want to come and get each microphone and line up, that would be great. Yeah. And if you want to take the— You can make lines behind each microphone that way— And please state your name and spell your last name, please. Thank you.

JEANETTE RYMAN

Good morning, Commissioners. My name is Jeanette Ryman of 7398 Apple Bluff Avenue. I'm also an architect, but I am not representing the applicant. I am representing our neighborhood. Thanks for hearing us.

Richmond is a great builder with such a high reputation that we first met with them. Ms. Gronauer said to us, and we took notes, that if we oppose, they would not pursue the project. She said, and I quote, "Richmond Homes does not want to go where they're not wanted." This is a project that we have strong reasons to support. It is well-designed. The five acres of the project in our RNP will be developed to RNP standards. The size of the lots buffering the RNP follows residential adjacency rules. And I've been told, and as she just said, Ms. Gronauer has offered to keep those adjacent homes single-story. These are all good things.

So why am I holding a stack of signatures urging that the plan amendment and companion items be denied? Access, RNP impact, and loss of potential commercial or other southwest valley serving projects were the original issues. This project does not meet some of the standards of the master plan Title 30 transportation element and non-urban roadway standards. We need these issues and others addressed to make a great project. We count on you to help us do this.

I'm just going to show you the streets because she has is all in plan and in 2D, I'm going to show you the surrounding neighborhood in our slides. So, this is their proposed site from Tenaya from Meranto. And right beside that buffering, there is a ranch with horses. And this is from Meranto and Rainbow, Meranto and Montessouri, and of course back to Montessouri. And we would like to have the next person.

CAROLINE GREENE

My name is Caroline Greene. My address is 7419 Apple Bluff, Las Vegas, 89178. The first problem is access. It's the main reason that our neighborhood meeting of 40 people or more were opposed to this project. It was also the reason that at the TAB meeting, that this vote was of 65 people, 63 people who voted no on this particular project. It's a very tricky location for mid-density suburban development. Anyone going eastbound on Blue Diamond can safely turn onto Tenaya into the development, but exiting onto Blue Diamond is a bit more challenging. If you're exiting from Tenaya or Montessouri, you're going from a dead stop to 55-60 miles per hour (mph). But coming in from the east there are only two options. One is making an unsigned U-turn at Buffalo, then head east on Blue Diamond, then right onto Tenaya. Or the other one is to come along Meranto.

In its present form, this plan absolutely destroys the rural character of the Meranto area of the RNP. By Richmond's own numbers, the homes will generate 1,048 trip vehicles per day. Currently, we've counted Meranto at 200 to 300 vehicle trips per day. Even if only half of the Richmond trips use Meranto, we're still almost tripling the traffic on that street. It's a rural road. Meranto is a rural road. It is a designated horse trail. People ride their horses, walk their dogs, push their strollers, ride their bikes, rollerskate, just regular daily walks. But by making it a principle westbound access to the Richmond development, we've turned it into a collector suburban road.

One of the main requirements of the plan amendment is that it will not change or damage the character of the nearby properties. Just this morning, we the residents, were told of an approved left turn access from Blue Diamond onto Tenaya. This in and of itself is not the solution. Meranto is still an easier route for the residents. Should this project be approved against the RNP residence, this turn lane must be completed prior to breaking ground on any residential project. Thank you.

TICK SEGERBLOM

Thank you. Is there somebody that's got a phone or something? Okay.

OLIVIA HILLCOAT

Good morning, Commissioners, and thank you for your time. A little nervous. I don't public speak, so sorry. My name is Olivia Hillcoat, and I live at 9380 Montessouri Street, Las Vegas, Nevada, 89178. And I'm here to strongly oppose changing the zoning to residential and ask that you preserve our RNP community and the protections that were put in place for a reason.

Our RNP is not just a line on a zoning map. It's a lifestyle, an identity, a promise. A promise that residents relied on when we purchased our homes. Sorry.

JEANETTE RYMAN

Sorry.

OLIVIA HILLCOAT

When we purchased our homes, invested in our land, raised our families, and cared for our animals. Once dense residential zoning is allowed to creep in piece by piece, we can never get that back. And when you take away the buffer, you aren't just changing land use, you're changing the character of an entire

neighborhood. Not buffer. I meant the commercial aspect on the front because we are not affected by Walmart big box company whatsoever, and Walmart's my neighbor. So, I do not see that whatsoever.

Years ago, I had the opportunity to meet Commissioner Justin Jones at a school fundraiser during the brand new opening of Doral, and he was just beginning to campaign. And what actually stood out to me was that he firmly spoke on community preservation, open space, protecting neighborhoods, and so forth with all the parks and everything. Thank you. And That message mattered to me and to so many families like mine who value stability, safety, and thoughtful planning. I'm asking all of you today to honor those values.

Approving the zoning change would increase traffic on already stressed roads, reduce safety on our horse trails, and set a precedent that encourages developers to chip away at every remaining open area that the southwest has to offer. There is no infrastructure to support dense homes here. And the long-term costs to the county in traffic, drainage, emergency access, community pushback far outweighs any short-term benefit to a private developer. Please protect the RNP, please protect the integrity of our existing neighborhood, and deny the zoning change. We are simply asking you to uphold the vision we were promised and the rural character we depend on. And thank you for your consideration.

RU-YI YALICH

Good morning, Commissioner. Okay. First of all, people that move—

TICK SEGERBLOM

I apologize. You have to state your name and spell your last name.

RU-YI YALICH

Oh, I'm sorry. Yes. My name is Ru-Yi Yalich, Y-A-L-I-C-H. I'm very nervous speak public. So, anyways, people move to the area because for the quiet neighborhood, safe. And our children ride a horse, ride a bike, and skateboard and all that on the street. And for building those home probably will create a lot of traffic. And also, our home is right around here. Okay? And originally, they're going to build two-story home. I guess she say it's going to change to one-story. Nobody like build a two-story home overlook their yard. Nobody. A lot of people have a pool and big yard have a big yard activities. Okay?

And also this picture, okay? We have a lot of people opposed to this project. And Richmond American lady say that was for different project. That was not. They made it very clear for this project and everybody opposed to it. And then they asked anybody support? Nobody support. Okay? I just want to clarify with the lady. And I understand the big company pay a lot of money for well transport person. We are just individual. I'm super nervous. I'm sure everybody's nervous to speak to you guys, but we have to. Okay? So that's all. Thank you so much for listening.

TICK SEGERBLOM

Thank you.

BRUCE REDMAN

Good morning. My name is Bruce Redman. I live at 9355 South Monte Cristo Way. R-E-D-M-A-N. Thank you for your time this morning. I am opposed to this development, but in the event that you must approve it, I would ask that you use your power to further protect our community by forcing the developer to write into their covenants, the CC&Rs (Covenants, Conditions, and Restrictions), a rental restriction. Force them to put up a gate. And in the event that there are rentals, please insist that they be for at least one year.

Previously, the developer's representative has said that they can't tell an owner what to do with their property. I disagree with that. The developer creates the CC&Rs and they can put into the CC&Rs that all the houses be pink or yellow, that there'd be no palm trees. In this event, I would ask that they can and should put in a rental restriction of 8%, 10%, some modest number so that we have continuity and neighbors who have investment in the community, investment in the area.

The last thing that I would like to mention is that we read daily about institutional buyers buying up all the property and pricing people out of neighborhoods. Please do not let Richmond Homes do that with this area. If you do approve this, please protect us by requiring them to make a rental restriction. The only other thing I would like to mention is that there is a BLM (Bureau of Land Management) Access Road just west of Buffalo. There is a small bridge there that is not up to the traffic that this development would bring over it. In the event that you do approve this, please make sure that that is closed or sealed off or something because it will be dangerous. Thank you for your time.

TICK SEGERBLOM

Thank you.

JUSTIN JONES

Can I just ask for a quick clarification? Where exactly are you speaking of? I'm not familiar with that.

BRUCE REDMAN

If you are heading on Buffalo towards Rainbow, on the right-hand side, there is a BLM Road that is seldom used, but it's been used by the neighbors. And if you take that road, that will take you to Montessouri, no not Montessouri, to Meranto.

JUSTIN JONES

Got it. Yeah.

BRUCE REDMAN

Oh, the only other thing I'd like to add is in the event that the developer does dispute my assertion that the developer can create the CC&Rs and can put a restriction in the CC&Rs, I'd ask that she cite the NRS (Nevada Revised Statutes) 116 area that she's referring to. Thank you.

LIZA CHO

Good morning, Commissioners. Thank you for your time today. I've never put a picture up here before, but I'm hoping I do this right. Okay.

TICK SEGERBLOM

Could you state your name and spell your last name first?

LIZA CHO

Sure. First name is Liza, L-I-Z-A. Last name is Cho, C-H-O. I have a couple of interests actually, personal on both for the SEC that's at Blue Diamond and Tenaya. And I also have another personal interest because I live in that neighborhood and I have for quite some time. So far, we have heard two possible solutions, provide traffic-calming obstructions such as speed tables and mini circles, but those do not belong in a neighborhood designed to protect the rural lifestyle and do not reduce the volume of vehicles through the RNP. Provide an alternative entry for westbound traffic, this was advertised by the applicant to be the solution for access to the Richmond Homes project. However, it seems that, and excuse me if I say this name wrong, but Namaz Commercial Center on the southeast corner at Tenaya and Blue Diamond Road applied for a left turn cut. Where are the engineered plans or current documents showing this except for

an expired approved letter? I don't know if there was more current permits for this. I don't know. I couldn't find it.

Without a traffic light at Tenaya, people will be making a left at two lanes of oncoming traffic that looks like— I don't know if the video's available. Did you?

UNIDENTIFIED SPEAKER

That was already shown.

LIZA CHO

Okay. With enough stackup room for three cars. No one in their right mind would think this is the safest or most expedient route. Meranto would be used instead. That seems to be the reoccurring problem. Since requested by Namaz, the turn will be engineered to accommodate the Namaz Commercial Center, not for the additional personal and delivery vehicles for the 99 homes or U-turns for the 300 plus apartments being built on the north side of Blue Diamond Road.

Public Works could not verify plans to build this turn. I tried looking for them, couldn't find them. Blue Diamond Road improved plans show additional two lanes, total four lanes, each direction with no turn lanes. This would increase the danger of using that left-turn cut. However, with a traffic light, a much longer left-turn lane to accommodate the Namaz development in the 99 homes and the 300 plus apartments using it and U-turn allowed this would be good. There is a high possibility that the homes would be built before any left turn off of the westbound Blue Diamond traffic would be constructed. Can I keep going?

TICK SEGERBLOM

That's your three minutes. Can you close up in 10 seconds?

LIZA CHO

Okay. To get our support, we would need to see the NDOT document with a job number and state date with a BCC (Board of County Commissioners) condition not to start construction until the signal is operational and no construction traffic through the RNP. Thank you for your time.

TICK SEGERBLOM

Thank you.

LARZ MCADOO

Good morning. My name's Larz McAdoo. I live at 7379 Apple Bluff Avenue. I'm here hoping you will deny the zoning changes for our neighborhood. My wife and I live out there with our dogs. It's a very quiet neighborhood. It has horse trails throughout the neighborhood. There's one that goes right by my house. I walk for two hours every morning. I see all my neighbors out there walking their dogs. There are four active horse ranches in the neighborhood.

One of the problems is not coming into our neighborhood but is exiting. You can't exit on the Blue Diamond. You can't make a left turn there. You can barely make a right turn there because of all the traffic. The other one is on Lambert Road that empties out onto Rainbow, which is now a six-lane road. So, to turn left there is a major problem. There's a lot of retired old people like me out there that don't like crossing those roads. They're not going to put a light in on Blue Diamond because that's a high-traffic road. So, it's dangerous getting out. Part of our walks are going down Meranto and it's already fairly busy. My dogs are small. They're in a stroller. And a thousand cars going up and down that road would be horrible.

We've lived here for nine years. This is our third home. We found that one out there, it's perfect for us. Single-story, can't carry my wife's luggage up and down those stairs anymore. And like I say, it's a beautiful place. And none of the neighbors are opposed to development, it's going to come. We like the ranch style half-acre homes. My neighbors aren't opposed to any commercial development there. We don't even notice Walmart. That's fine, you could put Walmarts there all day. Any light commercial would be fine. Anyway, I'd like you to deny the zone changing. If there's any questions, I'd answer them. If not, thank you very much.

TICK SEGERBLOM

Thank you.

CHRIS JOHNSON

Good morning. Chris Johnson, 9435 South Tenaya Way. And I don't have anything really unique to say. Please deny these items. I agree with what everybody else has said. The thing that occurs to me, again, is the traffic. Everybody's already said that. I'm concerned the traffic along Meranto and Tenaya will increase beyond the street's capacity to handle it. And we've just been told that they're going to put a traffic light at Blue Diamond and Tenaya. And again, if that's going to happen, we'd like for that to happen, for that light to be completed before the construction begins in order to minimize the amount of construction trucks coming down Meranto. And even if you put that intersection in, someone else has already mentioned this, there's hundreds of apartments being built at Blue Diamond and Rainbow and some of them will be making U-turns and go through the new intersection. So, it's debatable how much that's going to help when you've got some extra traffic coming through there.

I go out that intersection. I go out to Tenaya and turn right on Blue Diamond myself, and sometimes I have to wait for traffic coming. So, is it going to get better or worse? Am I going to have people, a hundred cars ahead of me on Blue Diamond, I'm sorry on Tenaya trying to get out, what's going to happen? That's all I have to say. Thank you.

TICK SEGERBLOM

Thank you.

ERIC HILBRECHT

My name is Eric Hilbrecht. I live at 95 North 27th Street, Las Vegas, Nevada. I'm speaking on behalf of my mother, who's been a resident in this area since 1964. She lives at 7050 West Gary Avenue, and she opposes this. Thank you.

TICK SEGERBLOM

Thank you.

CATHY FRY

Okay. Good morning, Commissioners. Cathy Fry, F-R-Y. Cathy with a C. I live at 7020 West Meranto Avenue in Las Vegas. I really appreciate my neighbors. We have 110 signatures here opposing this project. That's a lot of work, that's a lot of legwork. And we have not come across anybody who isn't supporting it. This was all emailed to a zoning meeting this morning or early this morning, so if you want to take a look at that. I want to thank Stephanie and Richmond for working with us. It's a very nice project. However, it's in the wrong location. It's a CM land use, which could be very intensive, but it doesn't have to be. It could be a Moon [Valley] Nursery, it could be another government building, or an actual community center that we need.

So, facts and data show that the change to this residential is detrimental to the area. We've met with the applicant, we've met with Commissioner Jones and his staff, and we've presented all those facts earlier. There are no changed conditions that warrant a land use change. The applicant's justifications are weak. There are no similar land uses within a reasonable distance. Way across Blue Diamond Road in the RNP there are fought there also, those RS3.3. The plan amendment must serve the general prosperity, health, safety, and welfare of the county. This project does not do that at all in regards to the greater area of Southwest Las Vegas. It's incompatible with the surrounding RNP, but so is everything else, right? But we live harmoniously with the commercial. We'd prefer to have the option of quarter mixed use with a nice commercial because the residential adjacency standards are stricter.

Master plan goals and policies protect the RNP. This project will not maintain our RN lifestyle. Our safety will be compromised. This is about safety. This has been the issue, the main issue all along. So, policy and state law say protect the RNPs. We're protecting the safety of people that are out there on the street. So, this plan amendment fails to meet the criteria to change the land use plan. There's also Title 30 deficiencies on the site plan. If you want, we can talk about those, but I can't do that in three minutes. There's no benefit to the 99 homes, to the existing RNP, or the 155,000 residents that live along the Blue Diamond Corridor that could use additional services or retail. If we look at relative needs, the needs of our community at large greatly override the needs of the applicant to put in 99 homes. So, for safety and because— It says together for better, we really want that. We want to work with the applicant to have a really great project and we're stonewalled. We ask you to deny this please, so we could work with the applicant. More time to work with them on a better project that would incorporate everything from the Walmart to the mountain once and for all, figure it all out. Thank you so much.

TICK SEGERBLOM

Thank you.

HARRY RYMAN

Good morning, Commissioners. Good morning, Chair. My name is Harry Ryman of 7398 Apple Bluff Avenue. We generally would like to welcome Richmond Homes into our neighborhood. We are not NIMBYs (Not In My Backyard) who oppose everything nearby. We have worked with other builders such as Lennar Homes, Century Homes, along with every business in the commercial strip that borders east and north borders of our RNP very successfully. Example, Walmart, Broken Yolk, New Haven Dental, UPS across Rainbow, I can go on and on, but for three minutes, it's not worth it.

We want to welcome Richmond Homes, provide that they don't damage our rural lifestyle guaranteed to us by Title 30 and Transform Clark County. At present, we have 110 signatures on the opposition petitions and testify, and over 50 opposition letters, and cards, and emails county has received. The neighborhood is not ready to support this application. We respectfully ask the Board to deny or hold this planned amendment and companion items until these issues can be solved to all parties' satisfaction.

JEANETTE RYMAN

I'd just like to go show you the neighborhood around the proposed development.

TICK SEGERBLOM

I'm sorry, but you've already testified, so if we can—

HARRY RYMAN

Yeah, I would like to show you the proposed land around our development.

TICK SEGERBLOM

Perfectly said.

(Video Presentation by Harry Ryman Begins)

VIDEO AUDIO

This is further off of Meranto. Now we are turning first Meranto.

TICK SEGERBLOM

I think that you're on the phone again.

DEPUTY CLERK

That's the audio on the video.

TICK SEGERBLOM

That's the audio on the— Okay.

VIDEO AUDIO

There is a wash.

JIM GIBSON

Turn it off, just turn it off.

VIDEO AUDIO

Now we are going to—

JIM GIBSON

We're going to get that into something.

VIDEO AUDIO

Proposed development site. We're going towards Blue Diamond. 7:18 a.m. in the morning. Now we are going towards eastbound.

HARRY RYMAN

If you can indulge me my 10 seconds, I would really appreciate it.

TICK SEGERBLOM

I'm sorry, but we've been through a lot, so 10 seconds.

HARRY RYMAN

10 seconds.

(Video Presentation by Harry Ryman Ends)

HARRY RYMAN

Thank you, Commissioners. And we do appreciate your consideration in denying this application. We thank you all.

TICK SEGERBLOM

Thank you. All right. If that concludes the opposition, we'd call Ms. Gronauer back up.

STEPHANIE GRONAUER

Thank you again, Mr. Chairman, Commissioners, and thank you to the neighbors who have hung in here since March on this. This has been a confusing one with the neighbors for me personally because you'll hear them say things like, "We want to have a good project. We want to welcome Richmond," but I don't think we can get there. We've really tried to be a good neighbor. We are not changing the RNP. We have zero application to change the RNP. The only question is actually a downzoning request to better buffer the RNP, which we think we're doing a great job with. So, I don't want anyone to lose perspective on that.

Richmond's very good at developing these areas and very cognizant and good at working with neighbors in trying to put together a plan that transitions, that keeps the integrity of the RNP, and transitions up to Blue Diamond. My words were unfortunately used against me in the first neighborhood meeting when I said that Richmond doesn't want to fight with neighbors. They really truly try to lay these site plans out so that neighbors are excited and happy and feel like this is a good community. I've never had a project where neighbors have told me they'd prefer a Walmart. In fact, when we've represented Walmart, it's always the absolute opposite where you have a room full of people opposed to a Walmart.

So, this has just been a difficult one for Richmond and for us to really get there with the neighbors. I think the conditions that we've offered really, really do provide the best option. I think their goal has been to get us to go away. That's what their survey said, 70% of them wanted us to go away. If we're denied and we go away, there's something that's going to go here and it's going to be a lot more intense than this. We did a traffic study, in good faith, right after the first neighborhood meeting. This is March 20 that Richmond paid for Kimley-Horn to do a traffic analysis comparing the prior approved commercial center on the site to 104 homes, which is more than what we have now. You can see the commercial development, this was the exact prior approved commercial development, had nine times as many trips that would generate than our thousand trips a day. So, we've shared this with them from back in March.

Any type of commercial project is going to be so much more intense than this project, nine times more intense. And their concern, they've said it all along, their concern has been traffic on Meranto. The unfortunate part for me is, that's not something I can do anything about. It's a public street, so the public can use it. Yes, it's an RNP area. Yes, there's horses in the area. So, we can do things like provide a trail. We can offer to do speed cushions, if Public Works will let us, or whatever traffic mitigating measures are. They're never going to let us vacate Meranto. I can't do anything to prohibit these residents from driving on Meranto, but I can tell you logically these residents will probably want to go north. They're not going to want to go into the RNP. There's a mountain that Teller lives on, so there's no reason to be traversing south of this property. You'd go right onto Blue Diamond and go about your way or down to Rainbow.

Now, there's going to be access, as I mentioned, the curb cut on Blue Diamond. I have the site plan that shows, and I confirmed with Antonio this morning. And with the engineer of record this morning and the developers in the audience here today. That the site plan that was approved next to us has this curb cut right here. There's an NDOT letter that's dated September of 2024, where it specifically says that the project proposes to modify the existing raised median on Blue Diamond to construct a median opening at Tenaya to provide a westbound turn lane with 200 feet of storage, 550 feet of deceleration length. This letter is expired, but I talked to Antonio this morning. After you get NDOT's approval, it then goes through permitting and the plans are in for permitting. Robert Cunningham confirmed that this morning with me. So, the plans show the curb cut or the median cut. So, I have every reason to believe that that's in fact going to happen and I'm sure Antonio can speak to that as well.

But that was a big piece of information to this neighborhood because they were concerned that there would be no access from westbound travel without having to go through the RNP. Well, that's not true because there'll be a median cut there. So just from a traffic and access perspective, we've really worked

hard. In fact, we even asked NDOT, I have an email, if we could have a curb cut on Blue Diamond because if we could have accessed our community off of Blue Diamond, we would have done that. They said no because it was residential. So, this project will have a curb cut, as you can see right here, on Blue Diamond just to the west of us, and they would not allow another curb cut for our property, but we did ask for that.

So, from a traffic and access perspective, we've really tried everything from an RNP transition perspective. All of those conditions I read into the record, I think are the best options and the best conditions that we could possibly offer. If we're missing something that this Commissioner has, we're happy to do it. Richmond has always gone above and beyond with neighbors. They've tried to do it here. Unfortunately, we just can't get everyone on board. But I can tell you it started with a lot more neighbors than are here today. So, I do think there are some neighbors. They'll say maybe no, but I do think there are some neighbors that would probably prefer homes.

The last piece, they brought up the rental restriction. Richmond has a restriction in their CC&Rs that says that you cannot do short-term rentals, that's illegal anyways, and they require at least a minimum of one-year long-term rentals for homeowners. But they will not restrict anyone from renting or putting some percentage cap on that because they believe it's difficult for the county to enforce from a condition perspective and it's difficult from an HOA (Homeowners Association) perspective to enforce. Even if it's allowed and even if other HOAs do it, Richmond won't do it. So that's been the answer since day one with them, but they do not sell to groups of marketing agencies. They want homeowners to buy into the community, and they do have that restriction that you can only do a long-term lease for a year.

So, with that said, I'm happy to answer any questions. We'd very much appreciate your approval with the conditions I previously read into the record.

TICK SEGERBLOM

All right. We'll turn it over to Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. And thank you, Ms. Gronauer, for your presentation. I appreciate the very thoughtful and organized presentation from the neighbors. I've met with many of you, representatives of the neighbors for the last seven years on various proposed projects. I have denied projects that you have never even seen because there were things that I wouldn't be comfortable with, and I have been in your homes to talk to you about prior projects and this project. And we are here today only because I believe that Richmond has quite frankly bent over backwards to try and come up with a project that ought to meet the needs of the community. Protect the RNP. Is not seeking any waivers with regards to the RNP lots. Is fully complying with the buffering requirements and your request for single-story homes.

I do want to follow up on traffic is an absolutely justifiable concern for the community. That is why I asked the developers to put together a traffic study. Kimley-Horn is extremely reputable, and they do traffic studies for the county along with many other applicants before this Board. And that traffic study showed that the traffic from a commercial project would be nine times as much as it would be for a residential project. After Kimley-Horn provided that to your representatives, I met with Teller, and Cathy, and others and asked if they had a traffic study of their own that would show something different. I received an analysis from Newmark, which is not a traffic analysis, it was really just an analysis of what commercial developments are in the area. So, I asked for and did not receive any competing data from the representatives from the neighborhood showing that the traffic from a residential development would be anywhere near what a commercial development on this site would be. But I do want to follow up with

Mr. Papazian on a couple of things. With regards to Tenaya, what is your best understanding of where things stand on in terms of a left turn westbound from Blue Diamond?

ANTONIO PAPAZIAN

Thank you, Commissioner. Regarding the Tenaya median, NDOT is allowing the median cut to happen. Public Works is installing that. We do have an engineer on board. NDOT has responded with the design criteria. We have the engineering working on those design criteria, and the reason that you're not able to find these plan sets is because we're working on it and it's not public as of yet.

JUSTIN JONES

And can you speak to—I know we have a flood control project that will also result in widening of Blue Diamond and adding sidewalks along Blue Diamond from Buffalo to, I believe, Montessouri. Can you speak to that?

ANTONIO PAPAZIAN

That is correct, Commissioner. Our project, we're trying to go actually from Buffalo to Rainbow. We are putting in some improvements on this commercial property, just north of the application in front of us today. Public Works is installing those improvements. And having said that, I would like to read in an additional condition that I think they're on board with, it's applicant to coordinate with NDOT and Clark County for the off-site improvements along Blue Diamond Road. They do have a small wedge of improvements that could be on Blue Diamond Road. I think they're amenable to the condition and we'll continue those off-site improvements along Blue Diamond.

JUSTIN JONES

Very good. Mr. Warhola, can you comment on the request for rental restrictions and whether that is permissible?

ROBERT WARHOLA

The rental restriction is not permitted. We don't have authority to impose a rental restriction. We do have an ordinance that prohibits short-term rentals in the area, but we cannot impose a restriction on anything longer than that.

JUSTIN JONES

Okay. One of the requests, Ms. Gronauer, was no construction traffic through the RNP. Is that something that you could agree to?

STEPHANIE GRONAUER

Yes. We talked about it. The only thing is there are improvements that are going to go in Meranto.

JUSTIN JONES

Understood.

STEPHANIE GRONAUER

So obviously all of those roadway improvements. So, I don't know how we would limit, I guess, on-site construction towards Blue Diamond. It would be difficult to word that. I can assure—

JUSTIN JONES

How about we say we'll make every effort to limit construction traffic through the RNP Area. Obviously, there are lots that are in the RNP, so you have to do construction on those lots.

STEPHANIE GRONAUER

Correct. Yes. Okay.

JUSTIN JONES

Okay. And then can you clarify whether you're proposing that all of Lots 10 through 21 are single-story or just the ones that are adjacent to the existing single-story homes?

STEPHANIE GRONAUER

So, we are open to either one. I think the condition we proposed was that Lots 16 through 21 would be limited to one-story with that Raven product that we showed you. It's a beautiful, really expensive one-story home and that way you are protecting the existing one-story homes adjacent to it. We'd probably prefer to have the flexibility to offer the two-story model that has that RV car garage as well on these lots and they can meet the residential adjacency setback. So, the preference would be to have some flexibility on the rest of the pink lots, but again, we're open to it if that's important to you.

JUSTIN JONES

Okay. I'm only going to require on Lots 16 through 21. I think, obviously, your buyers can make the determination as to whether they would like to have single or two-story homes up against the RNP lots that are within the actual RNP.

SAMI REAL

Commissioner Jones, may I ask some clarification on that one? So, Ms. Gronauer was also requesting or proposing that Lots 1 through 9, which were the RNP lots also be one-story. I just want to clarify that you'd like that as well.

JUSTIN JONES

Yes.

SAMI REAL

Okay. Thank you.

JUSTIN JONES

Yes. And then on that same point, I think Ms. Gronauer had said seeking waiver of residential adjacency standards on 10 through 21, but that wouldn't apply to homes that are two-story, I would assume, right?

STEPHANIE GRONAUER

Correct. It would just allow the flexibility to put that Raven product on any of those lots, requiring it obviously on 16 through 21.

SAMI REAL

Condition limiting the number of stories would supersede the RS3.3 standards for those lots that are allowed or I guess restricted to a single-story.

JUSTIN JONES

Okay. All right. And then finally, Mr. Papazian, with regards to traffic mitigation on Meranto, it's public street. I'm going to require there be a horse trail. Ms. Gronauer, can you confirm that the horse trail would be maintained by the HOA?

STEPHANIE GRONAUER

Yes.

JUSTIN JONES

Okay. Mr. Papazian, can you speak to traffic mitigation, traffic-calming measures on Meranto that are available even if they are things that our Public Works team don't like to do?

ANTONIO PAPAZIAN

We have what we can do are chokers. We can reduce the lane widths. Meranto's a 60-feet road. We can reduce lane width chokers, medians. There are numerous traffic-calming devices that we can work on.

JUSTIN JONES

And speed cushions—

ANTONIO PAPAZIAN

Yes, sir.

JUSTIN JONES

Mm-hmm.

TICK SEGERBLOM

And speed cushions.

JUSTIN JONES

And speed cushions.

ANTONIO PAPAZIAN

And it sounds like you're okay with the horse trail. We do have a condition because in the beginning they were just asking for the waiver of street lights and we were conditioning into the conduit and pull boxes. If it's just a horse trail, we do not need that condition. The condition is so that we don't have to rip up the sidewalk. If there's not going to be any sidewalk, it's not a big deal to add a conduit and pull boxes on decomposed granite at a later time.

JUSTIN JONES

Okay. That just applies to Meranto?

ANTONIO PAPAZIAN

Yes, sir. And then so, I would with that because they are asking for that waiver, add a restrictive covenant condition.

JUSTIN JONES

Understood, Ms. Gronauer?

STEPHANIE GRONAUER

Yes. Yep.

MOTION

JUSTIN JONES

Okay. So, I understand that this is not going to make all of you happy. I've been in this seat for seven years. Again, I've turned down numerous projects that have been proposed on this site. I think that I've done a pretty good job of protecting your RNP with proposals that have come in both on Blue Diamond side and on the Rainbow side. But also, this site is zoned for something that is much more intense. And I

disagree with the analysis that somehow residential traffic is going to drive through the RNP or on Meranto more than commercial traffic. I think that is flat wrong. But more importantly, every time we turn down a project, it opens the door for something more intense.

Ms. Fry had referenced projects across the street on Blue Diamond, and that, I think, gives the most cautionary tale of all. As many of you will recall, because you were involved, there had been a large parcel that was surrounded on three or four sides by RNP that Larry Canarelli had purchased at an auction. Had proposed, I believe at the time, quarter acre lots there, and the residents all came out in opposition. So, the next step that he took was to go to seek a conforming use. It was zoned public facilities. It was previously proposed, I believe, for a park. And so, he went to a charter school, and the charter school drew up plans, and the residents over there said absolutely hell no, because of the obvious amount of traffic that a conforming use would have brought into their neighborhood. The end result of opposing a project on the front end that probably wouldn't have been very intense, was that they ended up with a much more intense use over there in the form of a KB development along the lines of what I have rejected in this neighborhood more than once.

So, I think that this is a good project. I think that it more than adequately buffers the RNP. And I don't believe that it is going to force traffic into your neighborhood in the same way that a commercial project, or a mixed use project, or a apartment, which are all conforming uses currently under the zoning for this project. So, with that and with the many, many conditions that have been read into the record today, I will go ahead and move for approval of agenda Items 31 through 35.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

STEPHANIE GRONAUER

Thank you very much. Appreciate it.

32. ZC-25-0527-BLUE RAIN PARTNERS, LLC:

HOLDOVER ZONE CHANGE to reclassify 14.19 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise (description on file). JJ/gc (For possible action)

ACTION: APPROVED (COMPANION ITEMS 31, 33, 34, AND 35).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0077- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

33. VS-25-0528-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK & DAI ZHIPENG:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and Tenaya Way and Montessouri Street; a portion of a right-of-way being Tenaya Way located between Blue Diamond Road and Meranto Avenue; a portion of right-of-way being Belcastro Street located between Blue Diamond Road and Meranto Avenue; and a portion of right-of-way being Montessouri Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 31, 32, 34, AND 35).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Montessouri Street, 25 feet to the back of curb for Meranto Avenue, 25 feet to the back of curb for Tenaya Way and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

34. WS-25-0529-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; 3) waive off-site improvements (streetlights); and 4) reduce curb returns.

DESIGN REVIEW for a proposed single-family residential subdivision on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 31, 32, 33, AND 35).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Lots 1-9 to be a minimum of 20,000 gross square feet;
- Lots 10-21 to be a minimum 10,000 gross square feet;
- Disclosure to be provided to future homebuyers informing them of neighboring agricultural uses, including but not limited to horses and other livestock and associated noise, odors, insects, and lighting;
- Applicant to make every effort to limit project construction traffic through the NPO-RNP;
- Single-story homes on Lots 1-9 and 16-21;
- On Lots 10-21, waive residential adjacency standards to allow RS3.3 setbacks and allow the front setback for 65% of the primary structure width to be reduced by 10 feet;
- Permit alternative yards for Lots 21, 22, 35 and 36;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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;
- Full off-site improvements except no streetlights on Meranto Avenue;
- No streetlights on Meranto Avenue;
- Install conduit and pull boxes for streetlights on Meranto Avenue;
- Right-of-way dedication to include 25 feet to the back of curb for Montessouri Street, 25 feet to the back of curb for Meranto Avenue, 25 feet to the back of curb for Tenaya Way and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Decomposed granite trail to be constructed on north side of Meranto Avenue and maintained by the HOA;
- Applicant must conduct a speed study to validate speeding on Meranto Avenue;
- Upon completion of the speed study, work with Public Works Traffic Management division on traffic calming solutions;
- Execute a Restrictive Covenant Agreement (deed restriction);
- Applicant to coordinate with the Nevada Department of Transportation (NDOT) and Clark County for off-site improvements along Blue Diamond;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0077- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

35. TM-25-500130-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK:

HOLDOVER TENTATIVE MAP consisting of 99 single-family residential lots and common lots on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) and an RS20 (Residential Single Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 31, 32, 33, AND 34).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements except no streetlights on Meranto Avenue;
- No streetlights on Meranto Avenue;
- Install conduit and pull boxes for streetlights except on Meranto Avenue;
- Right-of-way dedication to include 25 feet to the back of curb for Montessouri Street, 25 feet to the back of curb for Meranto Avenue, 25 feet to the back of curb for Tenaya Way and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Decomposed granite trail to be constructed on north side of Meranto Avenue and maintained by the HOA;
- Applicant must conduct a speed study to validate speeding on Meranto Avenue;
- Upon completion of the speed study, work with Public Works Traffic Management division on traffic calming solutions;
- Execute a Restrictive Covenant Agreement (deed restriction);
- Applicant to coordinate with the Nevada Department of Transportation (NDOT) and Clark County for off-site improvements along Blue Diamond;
- The installation of detached sidewalks will require dedication to back of curb, the vacating of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department – Addressing

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0077- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 36 and 37)

36. ZC-25-0615-SLOAN 20, LLC:

HOLDOVER ZONE CHANGE to reclassify a portion of 17.31 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone. Generally located northwest of Interstate 15 and approximately 3,620 feet southwest of Sloan Road within the South County planning area (description on file). JJ/rk (For possible action)

ACTION: APPROVED (COMPANION ITEM 37).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0149- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are Companion Items 36 and 37.

- Item 36, ZC-25-0615. Holdover zone change to reclassify a portion of 17.31 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone. Generally located northwest of Interstate 15 and approximately 3,620 feet southwest of Sloan Road within the South County planning area.
- Item 37, WS-25-0616. Holdover waivers for development standards for the following: eliminate buffering and screening; alternative pedestrian walkway design; reduced throat depth; waive full off-site improvements; and waive street dedication. Design review for a proposed office/warehouse and outdoor storage development on 17.31 acres in an IL (Industrial Light) Zone. Generally located west of Interstate 15 and south of Sloan Road within the South County planning area.

TICK SEGERBLOM

Good morning.

JENNIFER LAZOVICH

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive here today on behalf of the applicant for Items 36 and 37. We are asking for a zone change and a few waiver of development standards for an industrial project in Sloan. Sloan is rapidly shaping up as, I'll call it the apex of the South, with a lot of industrial uses that are going down there. And so, in working with Commissioner Jones very specifically, it's about what kind of off-sites does he want to see in this area and kind of get a consistency within applications that are coming forward. So, with that, we have some changes that we would like to request in working with Commissioner Jones relative to the types of off-sites and other items for industrial projects in Sloan.

Starting with the application WS-25-0616, we would like to withdraw waiver of development standards number 4. That would have been a waiver to eliminate full off-site improvements, and instead, we would like to add two additional conditions under planning. The first condition would read, "A perimeter block wall is not required. Wrought iron or other similar fencing is acceptable." Then the next condition would read that, "Provide a 5-foot attached sidewalk and 5 feet of landscaping along the north street frontage." And then under the Public Works— Just want to make sure I'm reading the right one because we have two back to back.

Under Public Works Conditions, we would ask that the third bullet point be revised to read, "Right-of-way dedication to include the north 30 feet," and then we stop. Essentially, we would be asking to delete the words 30 feet for Garza Street and associated spandrels. Again, in working with Commissioner Jones, it was determined that that street isn't necessary. And because we have eliminated the waiver for no off-site improvements, we've basically modified it with the attached sidewalk. I don't believe that we need the condition that reads, "Execute a restrictive covenant agreement deed restriction," so we would ask for that condition to be deleted as well. And with those changes, we would ask for your approval.

TICK SEGERBLOM

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

JUSTIN JONES

Thank you, Mr. Chair, and thank you, Ms. Lazovich, for working with us. We are in the midst of doing our master plan for the Sloan area. Not quite there, but we wanted to sort of grab these two important pieces and start implementing what we hope to include in the Sloan master plan. I just want to ask Mr. Dodson, is that all consistent with what you understand?

JAWAAN DODSON

Thank you, Commissioner. That is correct, and with the removal of the waiver for off-sites, we do need to put a condition for full off-site improvements. And delete, like Ms. Lazovich said, the restrictive covenant condition and modify the dedication as well.

JUSTIN JONES

Understood, Ms. Lazovich?

JENNIFER LAZOVICH

Yes. Understood. Understood that we're adding that condition by Public Works, but it's technically kind of modified because of the condition for the attached sidewalk that we also worked on with you.

MOTION

JUSTIN JONES

Right. Okay. All right. With that, I'll go ahead and move for approval agenda Items 38 through 39 with the additional conditions and withdrawals that have been read in today.

TICK SEGERBLOM

There's a motion. Cast your vote.

SAMI REAL

Commissioners, I think that was for 36 and 37. 38 and 39 will be next.

JUSTIN JONES

Sorry about that. Same owner.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

The motion passes.

37. WS-25-0616-SLOAN 20, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) alternative pedestrian walkway design; 3) reduce throat depth; 4) waive full off-site improvements; and 5) waive street dedication.

DESIGN REVIEW for a proposed office/warehouse and outdoor storage development on 17.31 acres in an IL (Industrial Light) Zone. Generally located west of Interstate 15 and south of Sloan Road within the South County planning area. JJ/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 36).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Expunge the waiver of development standards and design review portion of ZC-22-0302;
- A perimeter block wall is not required and can be replaced with wrought iron or similar fencing;
- Provide 5 feet of street landscaping along the northern attached sidewalk;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved

project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include the north 30 feet;
- Full off-site improvements to include a 5 foot wide attached sidewalk;
- Provide paved legal access;
- Applicant shall coordinate with Public Works - Development Review to apply for Bureau of Land Management (BLM) right-of-way grants.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0149- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #4 WAS WITHDRAWN.

(Companion Items 38 and 39)

38. ZC-25-0698-SLOAN 20, LLC:

HOLDOVER ZONE CHANGE to reclassify 3.44 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone. Generally located east of Arville Street (alignment) and south of Sloan Road (alignment) within the South County planning area (description on file). JJ/gc (For possible action)

ACTION: APPROVED (COMPANION ITEM 39).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0192- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

And then next are companion Items 38 and 39.

- Item 38, ZC-25-0698. Holdover zone change to reclassify 3.44 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone. Generally located east of Arville Street (alignment) and south of Sloan Road (alignment) within the South County planning area.
- Item 39, WS-25-0699. Holdover waivers of development standards for the following: modify buffering and screening; reduce driveway throat depth; and waive full off-site improvements. Design review for a proposed office/warehouse complex on 3.44 acres in an IL (Industrial Light) Zone. Generally located west of Interstate 15 and east of Arville Street within the South County planning area.

TICK SEGERBLOM

Good morning again.

JENNIFER LAZOVICH

Good morning again. Jennifer Lazovich, 1980 Festival Plaza Drive. As though this couldn't get any more confusing, we're again in Sloan. We call this Sloan North. And so, with this particular application, again, we worked with Commissioner Jones to determine what those off-sites need to look like. And so, with this particular application, we would be asking to withdraw waiver of development standards number 3. That waiver requested a waiver to waive full off-site improvements, so we'd ask to waive that. And then we'd ask to add three conditions. The condition number one would read, "A perimeter block wall is not required. Wrought iron or other similar fencing is acceptable."

The next condition, "Provide a 5-foot attached sidewalk and 5 feet of landscaping along Arville." The next condition would read, "Elevations per plans dated 12-1-25." And then finally, similar to the last item, because we are withdrawing the waiver to eliminate off-sites, we would like to delete under Public Works the condition to read, "Execute a restrictive covenant agreement deed restriction." And my guess is Mr. Dodson is going to tell me we've got to add a condition, but I will have him say that.

JUSTIN JONES

Mr. Dodson?

JAWAAN DODSON

That is correct, Commissioner. We would have to add the condition for full off-site improvements with the withdrawal of the waiver.

SAMI REAL

And then Commissioner, I also have a clarification of one of the conditions. So, although staff did receive the revised plans on December 1, the plans are dated by the architect December 2. So small clarification, but I'd like to at least make sure that the date referenced is the correct date.

JENNIFER LAZOVICH

Thank you. We accept that change.

TICK SEGERBLOM

All right. I think this is still a public hearing. I'm just saying, so we're going to open the public hearing if you're ready.

JENNIFER LAZOVICH

I am. Thank you.

TICK SEGERBLOM

Anyone here for the public hearing? We'll close the public hearing and turn it over to Commissioner Jones.

MOTION**JUSTIN JONES**

Thank you, Mr. Chair. Go ahead and move for approval agenda Items 38 and 39 with the conditions and withdrawals that have been read in today.

VOTE

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

TICK SEGERBLOM

That motion passes. Thank you.

JENNIFER LAZOVICH

Thank you.

39. WS-25-0699-SLOAN 20, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening; 2) reduce driveway throat depth; and 3) waive full off-site improvements.

DESIGN REVIEW for a proposed office/warehouse complex on 3.44 acres in an IL (Industrial Light) Zone. Generally located west of Interstate 15 and east of Arville Street within the South County planning area. JJ/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 38).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Per revised plans dated 12/02/2025;
- A perimeter block wall is not required and can be replaced with wrought iron or similar fencing;
- Provide 5 feet of street landscaping along Arville Street;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 40 feet for Arville Street;
- Full off-site improvements to include a 5 foot wide attached sidewalk.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0192- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN.

(Companion Items 40 and 41)

40. ZC-25-0661-CDC LAND, LLC SERIES D:

HOLDOVER ZONE CHANGE to reclassify a portion of 2.06 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located north of Gomer Road and east of Redwood Street within Enterprise (description on file). JJ/rk (For possible action)

ACTION: APPROVED (COMPANION ITEM 41).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) – Engineering

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

Clark County Water Reclamation District (CCWRD)

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

SAMI REAL

Next are companion Items 40 and 41.

- Item 40, ZC-25-0661. Holdover zone change to reclassify a portion of 2.06 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located north of Gomer Road and east of Redwood Street within Enterprise.
- Item 41, UC-25-0662. Holdover use permit for truck parking/staging. Waivers of development standards for the following: eliminate street landscaping; eliminate access gate setbacks; eliminate parking; and waive full off-site improvements. Design review for truck parking/staging and an outdoor storage facility on 2.06 acres in an IL (Industrial Light) Zone. Generally located north of Gomer Road and east of Redwood Street within Enterprise.

TICK SEGERBLOM

Good morning.

ZACH BROYLES

Good morning. My name is Zach Broyles, 7229 West Sahara. I'm the architect for the subject project. We have been working with Public Works and [Comprehensive] Planning. We met with Commissioner Jones, and the project's been about a year and a half in the making. We've made quite a few adjustments, actually as recent as this morning, because we had a few very minor changes that were just some notes to make the project consistent and clear with respect to the project scope.

So, first is the zone change. That's the first item. That one was necessary because we had an old zone on the project and we're getting full support for approval on that item. The second is the special use permit to operate a truck parking facility. We're requesting the special use permit and several waivers to main conditions that are consistent with the surrounding area. We're asking to reuse the existing gate locations and maintain the current lack of landscaping to match the neighbors.

However, we have revised that landscaping request. Right now, there is a well and a septic system on the property. When they purchased the property, those items didn't automatically change over, so they don't have the water rights for that. So, if we were to install landscaping, we would have no way to maintain that for any length of time. They are working with the water rights person to get that back in. We're providing the area for the landscape buffering along Gomer Road. So, their intent is to add that in the future. But like I said, it would be moot at this point, so we were willing to do fee in lieu on that one.

So first, and you'll read the staff report, we've been working actively on this for the last six weeks. That's out of date and we have made quite a few revisions to the plan, all of which I presented to Commissioner Jones and met with Public Works and Planning. So, we initially had intended to demolish the existing above ground building. There is a requirement for security on-site, so we're going to maintain that building and that will meet the requirements. We're providing parking in line with what's required based on that building. The second is the gate. Like I said, we want to maintain the gates.

There were some concerns with traffic backing up, so we have labeled the gate on Gomer to be emergency access only. And then the north gate, we are going to have that fully open during business hours and then secured at night so they don't expect and do not receive any deliveries in off hours. So that would alleviate the concerns of any backup traffic. There are only three properties that are served by this area of the road, and they all have that exact same condition.

And then finally, staff had noted a missing trash enclosure. That was an oversight, and we've since added that to our plans. I think we've hopefully satisfied all the conditions to where— I know that some of these

we can't get a formal support, but we've worked hard to come up with a project that will be a good improvement over what was there previously. And I'm happy to answer any questions.

TICK SEGERBLOM

All right. This is a public hearing. Anyone here wishing to speak? Seeing no one, we'll close the public hearing and turn it over to Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair, and thank you for presentation. We don't generally consider proposals where plans were received the day of. I will leave it to Ms. Real and Mr. Papazian to chime in as to whether they've had sufficient time to take a look at the revised plans.

ANTONIO PAPAZIAN

I'm looking at it right now, Commissioner. Not much has changed, at least for Public Works. I do want to mention though, it appears they're showing the area light in the future dedication or the dedication of Gomer, and they will have to redesign and move on-site. I'm not sure if that's an area light or a streetlight, but after the dedication, that will have to move on their property.

JUSTIN JONES

Do you understand that?

ZACH BROYLES

Yes.

JUSTIN JONES

Okay. Ms. Real?

SAMI REAL

And then thank you for acknowledging the fact that we've received revised plans. We've received revised plans for many of the applications that are on today's agenda. But staff has had an opportunity to review these. There was some just clarifications because they are adding the building back and they're now showing the trash enclosure.

I do have maybe a suggestion in case you do want to see trees in the future in this location, that we can do a review of the street landscaping waiver for one, two, three, however many years you'd like. That way, if there are water rights secured in the future for trees, that they would install them at that time. And then no tree fee in lieu would be due at this time. That's up to you.

JUSTIN JONES

Do you have a preference? I mean, this is hard industrial and there isn't all that much, so I have other places I would say, yeah, let's do that. I'm less inclined to do it here just because it is so far deep into the industrial area over there that I'm perfectly comfortable with fee in lieu if that's your preference.

ZACH BROYLES

Yeah, that's fine because it's open and I think that that way it works better for the county. Then I do want to say that we received the comments that we had addressed at 7:15 a.m. this morning, so that's why they were submitted today at 7:30 a.m.

JUSTIN JONES

Understood. Everybody's trying to meet deadlines. Are all of the waivers still requested? None of them have been withdrawn as a result of the revised plans?

ZACH BROYLES

The waiver for the on-site building was removed. I believe the remaining waivers are still there.

SAMI REAL

And I can confirm. So, the use permit for the truck staging and parking was for two purposes, one, because it's required in this zoning district. And then two, we were recommending denial of the use permit because there was no building. So, with the addition of the building, we can support the use permit.

MOTION**JUSTIN JONES**

Got it. All right. Well, with that, I will go ahead and move for approval agenda Items 41 and 42 per plan submitted today.

ROBERT WARHOLA

Commissioner, I think that's 40 and 41. Is that right?

JUSTIN JONES

Sorry, 40 and 41.

ROBERT WARHOLA

40 and 41.

JUSTIN JONES

I've done so many of them today. I don't even know where I am.

TICK SEGERBLOM

I move to approve everything. All right, there's a motion. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ZACH BROYLES

Thank you.

TICK SEGERBLOM

That motion passes. Thank you.

41. UC-25-0662-CDC LAND, LLC SERIES D:

HOLDOVER USE PERMIT for truck parking/staging.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate access gate setbacks; 3) eliminate parking; and 4) waive full off-site improvements.

DESIGN REVIEW for truck parking/staging and an outdoor storage facility on 2.06 acres in an IL (Industrial Light) Zone. Generally located north of Gomer Road and east of Redwood Street within Enterprise.

JJ/bb/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 40).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Per revised plans on file dated 12/03/2025;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 1 year review of off-site improvements;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Gomer Road.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) – Engineering

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

Clark County Water Reclamation District (CCWRD)

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

(Companion Items 42 and 43)

42. ZC-25-0684-EMA HOLDINGS, LLC SERIES C:

HOLDOVER ZONE CHANGE to reclassify 3.04 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone. Generally located north of Las Vegas Boulevard North and east of Puebla Street within Sunrise Manor (description on file). MK/gc (For possible action)

ACTION: APPROVED (COMPANION ITEM 43).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

SAMI REAL

Next are companion Items 42 and 43.

- Item 42, ZC-25-0684. Holdover zone change to reclassify 3.04 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone. Generally located north of Las Vegas Boulevard North and East of Puebla Street within Sunrise Manor.
- Item 43, UC-25-0685. Holdover use permits for the following: truck parking; and outdoor storage. Waivers of development standards for the following: eliminate street landscaping; modify buffering and screening; allow a non-decorative fence; modify residential adjacency standards; and waive full off-site improvements. Design review for truck parking and an outdoor storage facility on 5.75 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Las Vegas Boulevard north and east of Puebla Street within Sunrise Manor.

TICK SEGERBLOM

Good morning.

JAMES GRINDSTAFF

Good morning, Mr. Chair, Commissioners. James Grindstaff, 2608 Mountain Rail Drive, representing both the owner and the applicant. Before my presentation, I first wanted to go ahead and thank Romeo and his staff for all their patience and professionalism working through this application. There was a lot of moving parts to this. I also want to thank Commissioner Kirkpatrick for all her time she spent with the owners, with phone calls, and emails, and texts, and all the meetings that she had. Thank you very much for that. It was through all that great work that we've got to where we are here today.

So, with that being said, I want to go ahead and quickly go over the background of our site, where we were in the past, where we are today. So, we have two separate parcels here. We have parcel 002, which is the east parcel, on parcel 001. Parcel 002 was zoned for the current use in 2007, so we already have the right and are already parking the trucks on there and we also have our 24-hour security person on site there now.

We are adding to this application to zone change for parcel 001, and we'll do the use permit and design review for 001 and 002. One of the things I wanted to bring up early on is the landscape buffer to the north. The residential, as you can see with the photograph inset that we put over here, the parcel line for 001 as it abuts the residential currently only has this large open space landscape area. Also, the area that abuts the residential also has a small buffer, a road, another landscaping, and then the home.

So, in this particular case, we're not butting up to the backyards of individual homes. We have an additional buffer of a road plus another landscape buffer. So, with that said, we are still providing a intense landscape buffer. We are requesting currently, which we'll discuss as we move on, the 6-foot block wall instead of the 8-foot block wall. And in lieu of that, the 24-foot landscaping.

We have had several discussions with both William and the Commissioner on the items here. As we move through, I'll mention our TAB meeting and some of the Public Works conditions. During our TAB meeting, there was one resident that showed up. Their main concern was the aesthetics, the visuals. Of course, we feel that we are taking care of the visuals with the 24-foot landscape buffer and the wall. In addition, one of her concerns was the barbed wire that had been currently installed on the site. Last week, we've removed all that barbed wire and is no longer there, which was one of the requests from Commissioner Kirkpatrick as well.

So, our access for this site comes currently off the parcel 002, which is the existing parcel. It has a gate installed that's open during business hours, closed at night. Although, the storage—the truck owners can call and make appointments to have it opened as necessary outside of business hours. One of the conditions that was asked by the Commissioner's office was to ensure that we stripe the parking, which we are going to agree to do. Another issue was she was concerned about, trucks backing up to the CMU block walls, whether they be up front or in the back. We are going to agree to install bollards at the rear of every parking truck space so that they can't back up and actually back up into the wall.

Now, that mainly would be to the Puebla Street and the wall that will be adjacent to the county-owned land because we'll have the 24-foot buffer plus we'll put bollards there so they can't back into the landscaping. So, with that said, the request was also to work with Metro to ensure that they have access to our security cameras. We'll agree to that and we'll ensure that we work with Metro to allow them access to our security cameras.

So, the zone change, again, is only on parcel 001. One of the things that I want to address now are our five waivers. Waiver number 1 was to eliminate street landscaping up along Puebla. We have talked with staff and with the Commissioner. We've agreed that we will install that, but we're asking for 18 months on that due to the fact that Public Works is working on a drainage channel that will go through our site. So, we're asking for 18 months on that.

The number 2, we can address that as when the Commissioner speaks. Number 3, allow a non-decorative fence along Puebla Street and Las Vegas Boulevard. We've agreed to remove that and we'll put CMU walls on all four sides of the site. Number 4, we'll address that as we have further discussions this morning. And Number 5 is waiver of full off-site improvements. We've had discussions with Public Works and staff, about 18 months to complete those improvements. That basically takes us through most of the items here. I could keep going on, but I would like to open it up for the Commissioner to go ahead and give us her thoughts on where we're at. Thank you.

TICK SEGERBLOM

That's something you never want to say. But anyway, this is a public hearing. Anyone here wishing to speak? Yes, please come forward.

BIANCA RODRIGUEZ

Hi, my name is Bianca Rodriguez, and I've met James' representative at the TAB meeting before, and he did address most of my concerns. I don't believe a 6-foot block wall is enough for this area that's adjacent to the residential community. Currently right now, they do have some trees, but they are parking right up

to our wall. They've hit our wall. They did repair it, but they've hit it before, so they're parking really, really close to it.

He said there was only going to be storage and no work was going to be done in the area, or it was going to be empty trucks. I've seen—I have a video here. I'm sorry, I'm nervous. I have a video here of me just driving down Las Vegas Boulevard and there's a tank of some sort and somebody's on top of the tank and they're emptying something out onto the site.

I also want to know if they know what's being stored there? I don't know if there's any type of—I don't know if you could see this. There's two people on top of the trailer trucks, but that's not my concern. Right here, let me slow it down. You see that guy? Let me slow it down. There's a guy. You see that? Let me see if I can stop right there and—There's a guy on top of that tank.

MARILYN K. KIRKPATRICK

We got the gist of what you're trying to show us.

BIANCA RODRIGUEZ

Okay. I want to make sure that there's no hazardous material being, or work done on the trucks at the site. And yet, they don't waive the off-site improvements. We need a sidewalk. There's no sidewalk there. We need landscaping and an 8-foot wall. Thank you.

TICK SEGERBLOM

Thank you. Anyone else wishing to speak? Seeing no one, we'll close the public hearing and turn it over to Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK

Yeah. Thank you, Mr. Chairman. So, I want to point out a couple of things because I don't think that—I want to be sure that—what you're doing today is illegal, right? Because you're not zoned to do what you're doing, so we want to be clear about that. And we are trying to get everybody in the neighborhood legal for truck parking because we really want truck parking and the employees out of the neighborhoods and into an area.

So, that's why you're here, right? Because Code Enforcement. I put in all the code complaints myself up and down Las Vegas Boulevard, and I worked on the tax amendment to try and make truck staging legal. So, I want to be clear on the record because you're not legal entirely. So, and for the residents, we went out there, we spent a lot of time in that area and we are very passionate about that area because your neighborhood in particular was the first neighborhood built in over 20 years out there. We want to make it nice. What we agree, it looks terrible today. So, there's a couple of things that we'd like to do. So, we are, one, going to require the block wall all the way around. So, you have to get rid of the chain link and do all that because we want a block wall.

However, where abutting the residential. That one is already existing. And so, what we've asked is that they push the trucks up about 24 feet with landscaping plus a bollard, and that they put in that intense landscaping. So today, we have the mesquite trees or whatever. We've asked them to double up on the current ones that are there today. But even an 8-foot block wall is not going to stop you from seeing the truck. So, we hope we can—some cypress trees or something to put a barrier to make it look better for you all.

So, when it comes to the conditions, I am not, and I'm confused, Peyman, because you and I sat in the same room, not once, not twice, and I said I'm not even deferring the landscaping. We went through this. Antonio, were you not in the same meeting I was?

PEYMAN MASACHI

(Inaudible)

MARILYN K. KIRKPATRICK

No, let me finish because this is the problem. And I specifically said to you, "You could argue with me and I'll deny it. And then we start over and everything that you have that's illegal stays illegal and we just condemn it all. Or we could work together." So, when you say, we said Public Works was with me, you said you've been to Denis, and you've been to JaWaan, and you've been to all these people. We said, "We talked to Denis and here's what Denis said." We don't have any specific plans today, but we'll move it out 18 months to see if we can do the 30, 60, 90 day for the easements because that will help us move our process through faster to help you. And we said within 18 months, we should know one way or another whether the county project's going to move forward or whether you got to move forward. But Denis also said to me that if you put in the landscaping, we're not tearing it out. We're tearing out everything next to it. So, I don't understand why you come before us and say, "I agreed to 18 months on the landscaping," because I never did that for one.

PEYMAN MASACHI

No, we're just agreeing to what we agreed.

MARILYN K. KIRKPATRICK

That's not what you said. So, you got to state your name for the record.

PEYMAN MASACHI

Sorry, if there's a misunderstanding.

MARILYN K. KIRKPATRICK

Well, we have a lot of misunderstandings, is why I said it's easier to deny.

TICK SEGERBLOM

I'm sorry, if you want to talk, you need to put your name on the record, please.

PEYMAN MASACHI

Okay. I'm Peyman Masachi. I'm the owner of the property.

MARILYN K. KIRKPATRICK

So, I'm just being clear to you. So, when it comes to waiver of the standards, you're withdrawing. We asked you to withdraw because it would be better than us just denying it to withdraw item number 1 period.

PEYMAN MASACHI

Yes.

MARILYN K. KIRKPATRICK

You were going to withdraw number 2, correct, Antonio? Withdrawal number 2 on the decorative screen wall where we wanted the code, which is the block wall, correct?

PEYMAN MASACHI

Yes.

MARILYN K. KIRKPATRICK

Number 3, you said you were going to withdraw. Number 4, you said you were going to withdraw because it already allows for outdoor storage on the piece that's not apart. Am I remembering this correctly, Antonio?

JAMES GRINDSTAFF

I think we still need— Staff can correct me on this if I'm wrong, but I think we still need the waiver of development standards to allow outdoor storage on parcel 001. Am I correct?

SAMI REAL

Yeah, sorry. But that's—

MARILYN K. KIRKPATRICK

But it's truck staging though. It's not just full on— It's the containers. It's not other junk, right? I want to make sure of that.

SAMI REAL

I don't know exactly what they're storing. So, the use permit is for truck staging or for truck parking. And then there's also a use permit for out, or not use permit, but then they're also requesting outside storage. So, I don't know exactly what they're storing.

MARILYN K. KIRKPATRICK

What does that mean? Because this is why I did a special use permit so that we could control what—

PEYMAN MASACHI

It's just for truck parking.

JIM GIBSON

You can't talk (inaudible).

PEYMAN MASACHI

Oh, I'm sorry. Sorry about that. I thought she asked me a question.

MARILYN K. KIRKPATRICK

So, okay. And then waiver number 5, we're not waiving the off-sites we're seeing. We're going to allow you 18 months to work with the county, and within 90 days to dedicate the easements, which is possible to do. I know that you guys said it isn't. County said it is, and we'll make sure of it. And then requiring the striped parking so we know where people are, requiring Metro. Everybody else in the neighborhood has Metro. That is a shot spotter area. And we want to ensure that there's some trash somewhere for people to dispose of their trash, and that it's picked up so it doesn't end up in the neighborhood. It's very windy over there. So, I'll be paying attention, trust me. And no further barbed wire. But I just want to— Sami, I thought this is why we were doing a special use permit so that we didn't change the zoning so that now I could have anything of it. We've worked too hard to clean that area up over there to have it look like Cheyenne and Alto, or Alto and Nellis.

SAMI REAL

Correct. So, the truck staging is required because—or the truck parking use permit is required because that's a special use permit in this zoning district. It appears the outdoor storage use permit is required because they may be, instead of just parking trucks, maybe dropping trailers or having trailers on the property. So that's the outside storage component. And they weren't meeting a condition, the condition being the primary use of the property when adjacent to a residential. So that is why they need the use permits. On waiver of development standards 2, I think they still need that because you're okay with allowing the 6-foot—

MARILYN K. KIRKPATRICK

Only on the back wall.

SAMI REAL

—wall along the north, instead of requiring the 8 foot. So, they still need waiver of development standards 2. So that would be withdrawal.

MARILYN K. KIRKPATRICK

But we don't like the words decorative screening because that means chain link fence with that green stuff that blows apart.

SAMI REAL

Correct. But that wall is already considered to be decorative.

MARILYN K. KIRKPATRICK

Okay. I just want to be clear, because this is not my first rodeo. And I always end up taking it in the shorts, so I'm being extra careful this time.

SAMI REAL

So, then they would be withdrawing waiver of development standards 1 and 3. Waiver of development standards 4 is, again, they need that because they are doing outside storage. The outside storage, again, my understanding is if they're just dropping trailers and there's no trucks.

MARILYN K. KIRKPATRICK

I know. So, can we say allow outdoor storage specific to truck staging?

SAMI REAL

Yes, we can say that.

MARILYN K. KIRKPATRICK

Okay. And then the condition number 7 will be that, and you agree to it, is that no mechanics.

PEYMAN MASACHI

Absolutely.

MARILYN K. KIRKPATRICK

You can do a mobile repair and that's it.

PEYMAN MASACHI

Yes.

MARILYN K. KIRKPATRICK

So that means if I come over there, and I drive through the gate, and there's flat tires, I'm calling you. Okay?

PEYMAN MASACHI

You got my cell phone number.

MARILYN K. KIRKPATRICK

Well, I'm calling you. I'm just telling you, because that was the problem across the way. It became a storage for broken down vehicles, and we're not doing that. We're not doing that. Okay. Are we clear? I want to make sure we're real clear on number 5 because, one, if you go to Denis around me, and then you don't work with Antonio and JaWaan, you're going to get the wrath of me because we got to be on the same page. I'm on the same page as these two fellas and we move projects forward. So, you can't go above my head when you don't like what you hear. You good with that?

PEYMAN MASACHI

Absolutely.

MARILYN K. KIRKPATRICK

Okay, perfect.

PEYMAN MASACHI

Thank you.

MARILYN K. KIRKPATRICK

Antonio, do you have anything else?

PEYMAN MASACHI

I was always good with everything you said.

MARILYN K. KIRKPATRICK

Well, I'm reminding you of the process. There's process. Okay.

PEYMAN MASACHI

Thank you. We never had any intention to go around.

MARILYN K. KIRKPATRICK

Antonio, what else you got? Anything?

ANTONIO PAPAZIAN

No, I would just like to clarify, Commissioner, if I can. Excuse me, It's 18 months for the construction of the off-site improvements to commence, so that will give us enough time—maybe it'll give us just a little bit more time to know when our project will start. We'll have a better idea. So, 18 months to commence. They'll have to hire an engineering firm, draw up the plans, get an off-site permit, so all that'll take some time. So, if you're okay with it, to add the condition 18 months for the construction of off-site improvements on Puebla to commence.

MARILYN K. KIRKPATRICK

To start the off-sites.

ANTONIO PAPAZIAN

The off-sites should start as soon as—

MARILYN K. KIRKPATRICK

They still got to get all the paperwork and everything in.

ANTONIO PAPAZIAN

Yes.

MARILYN K. KIRKPATRICK

But we need to know—the county needs 18 months so that— What we don't want to do is make people put something in, and then rip it out. But the landscaping, he can put in.

ANTONIO PAPAZIAN

Yes.

MOTION

MARILYN K. KIRKPATRICK

Okay. That's my motion.

TICK SEGERBLOM

There's a motion. Cast your vote.

ANTONIO PAPAZIAN

Sorry, Commissioner, if I can? I have two more. Sorry.

TICK SEGERBLOM

Oh, don't cast your vote.

MARILYN K. KIRKPATRICK

Don't post that motion.

ANTONIO PAPAZIAN

They do have a 30 days to coordinate with Public Works to Design Division and submit separate documents if required for the dedication of any necessary right-of-way and easements for those improvements on Puebla. And then the dedication must occur within 30 calendar days from a request from us. And then we would like to delete since they're withdrawing their waiver for the off-sites, we'd like to delete the condition for a restrictive covenant.

MARILYN K. KIRKPATRICK

Can I ask a question, though? We said they had 90 days to dedicate the easements. Isn't that what you guys told me?

ANTONIO PAPAZIAN

So that's— Yes, you're 100% right. That's typically our language. We thought because we're not sure where those— We didn't want to give them 90 days if we didn't know where those easements were to lie on the parcel. So, we just said 30 days within when you get a notice from us, you're to dedicate those, because we're not sure where that stamp is going to be yet. We don't know where those easements are going to be as of yet. So that's why we have a 30-day condition to work with Design [Division]. And then

it'll give us some time to work out where we need those easements, and we'll give them there to dedicate those easements within 30 days of a request from us.

MARILYN K. KIRKPATRICK

So, okay. I get it, but here's what I don't want to happen. Today, they are illegal. So we don't want—I can remind everybody of the one project that we had 15 years to get them legal. I don't want that to happen. So, is someone going to track it, flag it?

ANTONIO PAPAZIAN

I will track it.

MARILYN K. KIRKPATRICK

Okay, perfect. So, 30 days—He's being a little more lenient than I am to your benefits. So just track it because I'm going to track you. Okay. That's still my motion.

TICK SEGERBLOM

Right. Now you can cast your vote. And just for my edification, Commissioner Kirkpatrick, is this for where people park their truck and then go home, spend the night, and then come back and get the truck?

MARILYN K. KIRKPATRICK

Yeah. And so, the intent is that they're supposed to leave their truck in this parking spot.

TICK SEGERBLOM

As opposed to put in the neighborhood.

MARILYN K. KIRKPATRICK

Being in the neighborhood.

TICK SEGERBLOM

Yeah. All right. Yeah.

MARILYN K. KIRKPATRICK

But we'll be code violating lots of people if they mess up.

TICK SEGERBLOM

All right. Everybody cast their vote?

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

PEYMAN MASACHI

Thank you.

JAMES GRINDSTAFF

Thank you.

43. UC-25-0685-EMA HOLDINGS, LLC SERIES C:

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) modify buffering and screening; 3) allow a non-decorative fence; 4) modify residential adjacency standards; and 5) waive full off-site improvements.

DESIGN REVIEW for truck parking and an outdoor storage facility on 5.75 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Las Vegas Boulevard North and east of Puebla Street within Sunrise Manor. MK/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 42).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 24 foot wide landscape buffer to be extended along the entire north property line of both parcels;
- On-site parking lot for vehicles to be striped;
- Bollards to be installed at the rear of every trucking parking space when along required landscaping and any perimeter walls to protect said improvements;
- Outside storage limited to truck trailers and storage of similar items directly related to truck parking;
- No on-site mechanics except that mobile commercial truck mechanics are allowed on an as-needed basis only;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- A code compliant block wall is required around the perimeter of the project site except that the block wall along the northern project boundary is allowed to remain;
- Expunge the waiver of development standards and design review of ZC-0380-05;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Full off-site improvements;
- 18 months for the construction of off-site improvements to commence;
- 30 days to coordinate with Public Works - Design division and submit separate document, if required, for the dedication of any necessary right-of-way and easements for the Puebla Street improvement project;

- Said dedication must occur prior to the issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Drainage study and compliance;
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Puebla Street;
- Applicant to remove all non-standard improvements within the drainage facility.

Fire Prevention Bureau

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

WAIVERS OF DEVELOPMENT STANDARDS #1, #3, AND #5 WERE WITHDRAWN.

44. ZC-25-0730-DELATORRE OCTAVIO TERRAZAS & ASTORGA-LOPEZ DULCE:

ZONE CHANGE to reclassify 1.06 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located east of Gateway Road and north of Tonopah Avenue within Sunrise Manor (description on file). TS/rk (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Livestock limited to 5 chickens, no roosters, and 4 horses except if code further limits the number of horses which in that case a land use application may be applied for to increase the number of livestock.

SAMI REAL

Next is Item 44.

- Item 44, ZC-25-0730. Zone change to reclassify 1.06 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located east of Gateway Road and north of Tonopah Avenue within Sunrise Manor.

DULCE ASTORGA

Good morning. I'm Dulce Astorga. I'm the owner of 1830—Oh, sorry. A S-T-O-R-G-A. I'm the owner of 1830 North Gateway Road, and I am here requesting for a zone change from a RS5.2 to an RS20 for permitted large livestock. This is my property, here in Pink, I hope you'll see it. And here's a property in yellow that is a zone for RS20. So, my request is for permitted for horses, mostly for like four horses. It's for our family well-maintained space where our family can responsibly care and interact with our animals, horses, and always be. It's an important part of our life, not only for recreation, but for teaching responsibilities, and patient, and respect for nature. We understand the importance of maintaining community standards and committing to meeting, exceeding, and requirements for animal care.

I do have some letters from our neighbors in the back as we requested. So, this is our property again, and this is the community houses that were built three years ago in the back of our property. They did send me some letters saying that they agree with horses. They won't bother. They won't have any problems with horses. So, I respectfully ask for a consideration of approval of the horse owning. Thank you.

TICK SEGERBLOM

All right. This is a public hearing. Anyone here wishing to speak? Seeing no one, we'll close the public hearing. And this is my item. So, you went to the TAB, and the TAB said, "Fine, limited to four horses and two— no roosters." And I forget how many.

DULCE ASTORGA

Five chickens.

TICK SEGERBLOM

Five chickens?

DULCE ASTORGA

Five chickens.

TICK SEGERBLOM

Five Chickens. All right. And I understand your daughters are in Escaramuza?

DULCE ASTORGA

Yeah, my daughters are in Escaramuza. They've been there since they were 14, and they're now 22. They're in college for vets. So, keeping out of street, out of trouble.

MOTION

TICK SEGERBLOM

Fantastic. All right. Anyway, I would make a motion to approve as long as you agree with the conditions from the TAB. And thank you so much.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

DULCE ASTORGA

Thank you.

(Companion Items 45, 46, and 47)

45. ZC-25-0737-DUGGANNY HOLDINGS, LLC-SERIES II:

ZONE CHANGE to reclassify 6.26 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located east of Marion Drive and north of Carey Avenue within Sunrise Manor (description on file). MK/jgh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 46 AND 47).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that operational permits 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0216- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 45 through 47.

- Item 45, ZC-25-0737. Zone change to reclassify 6.26 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located east of Marion Drive and north of Carey Avenue within Sunrise Manor
- Item 46, VS-25-0738. Vacate and abandon a portion of right-of-way being Marion Drive located between Cartier Avenue and Carey Avenue within Sunrise Manor.
- Item 47, UC-25-0739. Use permits for the following: outdoor storage; and truck parking. Waivers of development standards for the following: increase maximum parking; eliminate parking lot landscaping; allow attached sidewalks to remain; allow an existing pan driveway; and eliminate throat depth. Design reviews for the following: outdoor storage; truck parking; and all accessory and ancillary uses including storage containers, modular office, vehicle fuel island, paint booth, office/warehouse building, storage and vehicle maintenance building, and vehicle wash on 6.26 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located east of Marion Drive and north of Carey Avenue within Sunrise Manor.

TICK SEGERBLOM

Good morning.

ANDREW HANSEN

Good morning, Commissioners. My name is Andrew Hansen, 3579 Red Rock Street. I'm the architect for the project and here representing the owner and the applicant. Yes, as described, we are proposing a zoning change, vacation and abandonment, and design reviews with various waivers for the three parcels shown here, generally on Marion Drive and Carey Avenue. Our detailed site plan here shows the existing condition and the proposed new condition.

In general, yes, we're changing the zoning from IP to IL, and that would be more congruent with the surrounding properties, and support the anticipated use of the site. The main waivers that we're requesting in our proposed development are really just to address some existing conditions that we felt were appropriate as they match the rest of the neighborhood or are already in place.

And where we are improving the site is mainly on the two southern parcels by installing new sidewalk and landscaping where it's not currently present. And the waivers that we're requesting are to increase the maximum parking within the main portion of the site here, eliminate the parking lot landscaping, and to allow the existing attached sidewalks to remain here on the north parcel and along here on the south,

along Carey. And the existing pan driveway here at the north parcel, and to eliminate the throat depth of that entrance.

So, the remainder of the site as is currently unpaved. We're proposing to pave the entirety of the site with the exception of some smaller areas for storage that's been approved by Clark County Air Quality, and in review with them. So, in general, those conditions and those waivers are listed in the staff report, but we're certainly happy to answer any questions and discuss if the Commissioner has any feedback.

TICK SEGERBLOM

All right, this is a public hearing. Looks like you got a commenter.

AL ROJAS

My name is Al Rojas. I live in Sunrise Manor. We're part of a neighborhood watch program. We've got 8,000 people on Sunrise Manor. Very nice gentlemen. I totally support this project. I do want to bring to the attention of our Commissioners that we have a major homeless problem in this area, and we're asking for the cooperation of the developer and our Commissioners.

The problem we're having with this general area here is that the fence is very retracted from the street, and you can see how you can even fit a car in there. And all along here, on the weekends, there's a bunch of cars, there's a bunch of garbage there. I don't know if they can do anything now to get that fence moved over. And they should be leaving their name— I believe this is in their area and if not, they can correct me. They should be leaving their name here so we can have Metro remove these vehicles because that's on their private property, I believe.

Here's more pictures that you could see the retracted street from the fence, and it creates a lot of problems in that area. Here's the other side on this side. This would be over here, if I understand. I'm pretty sure I got it correct. So, this is a problem that we're seeing in Sunrise Manor area. We have the laws, and the engagement and the support of our Metro, and our Commissioners to control this. And I want to send that message out to developers that in Sunrise Manor, we're on top of these things. But we got to start taking action on these items.

I support this project. There was some talk about a fence that they want to put barbed wire on there. I totally support that. We have neighborhood watch. I'm in communication with all people on this side of the businesses and businesses down in this area over here. So, this is an area we've been trying to get engaged with, and I'm glad the owner is here, or whoever's here, and let's get this cleaned up, and let's get this project going. Thank you.

TICK SEGERBLOM

All right. Anyone else wishing to speak? Seeing no one, we'll close the public hearing, and turn it over Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK

Yeah. Thank you, Mr. Chairman. So, Mr. Rojas, just for your edification, Mr. Anderson has been very involved in everything that we're doing within that three mile radius, so he is a good actor. And we appreciate him taking an existing mess and trying to fix it.

AL ROJAS

(Inaudible)

MARILYN K. KIRKPATRICK

Okay. Well, I'm going to be over there at 1 p.m. today. I'll drive and see, and then I'll put in a code violation. So, I'm going to try and make this as simple as possible because it's been a long morning for everybody. So, one, we would approve waiver number 1. I went back and forth on waiver number 2, and I just decided that landscaping's not going to be the death of me. So, at the end of the day, I'd rather have the rest of it cleaned up. So, I'll approve waiver number 2, waiver number 3A and 3B. I'll approve, waiver number 4, I think we talked with you guys about that because it's going to be a commercial curb. Now you're going to have to do something different. You get that?

ANDREW HANSEN

Yes. Yes. That's my understanding as well. We're speaking of this entry here on Marion, correct?

MARILYN K. KIRKPATRICK

Mm-hmm.

ANDREW HANSEN

Yes. It's currently an existing pan driveway, but we're amenable to revising that to be a traditional commercial drive, if that's the preference.

MARILYN K. KIRKPATRICK

Is that what you want, Antonio?

ANDREW HANSEN

Our current plan shows the existing pan drive to remain, but we're willing to revise the plan, and make that a commercial drive, if necessary.

ANTONIO PAPAZIAN

Commissioner, even if they applied for a waiver for their commercial pan driveway to remain, it doesn't meet ADA (Americans with Disabilities Act), so they'd have to reconstruct it anyway. So even if it was approved today to remain, my civil team would make them remove it to make sure that it's ADA, and if—

MARILYN K. KIRKPATRICK

But I think what he said is— Okay, we agree. We'll do what you said, right.

ANTONIO PAPAZIAN

I just wanted to let him know that he can't apply for that waiver. Also—

MARILYN K. KIRKPATRICK

Well, we shouldn't let them even apply to begin with, but that's my personal thoughts. Go ahead.

ANTONIO PAPAZIAN

We're trying to clean up our—

TICK SEGERBLOM

Sami, what are you doing?

MARILYN K. KIRKPATRICK

I said it's been a long morning. See? Get me out of here.

ANTONIO PAPAZIAN

It's my fault, not Sami's. Also, it appears some of their chain link fence is within the site visibility zone. Although they've drawn the site visibility zone, I don't believe it's drawn correctly, and some of that fencing may need to move. And you cannot apply for a waiver for anything to remain in the site visibility zone.

MARILYN K. KIRKPATRICK

Okay. Do you get it? That's new to me, but okay. You fine with that?

ANDREW HANSEN

Sure. Yes, we're fine with that. Yes. We can revise that to a commercial drive to be in compliance with the regulations and with ADA. And we will review the site visibility zone extends to make sure that that new fencing stays clear of that. Yes.

MOTION**MARILYN K. KIRKPATRICK**

And then the only other condition, we just want to clarify, and I think Mr. Anderson has been at all these things. He has been specifically working with Metro, but to ensure that we continue that with the cameras, so that we can get these bad actors out of the neighborhood. So, are you good with that, those conditions? Are you clear, Antonio? Sorry, I'm giving you a hard time at the end of the day. All right. That's my motion. You're good? Okay.

TICK SEGERBLOM

There's a motion, cast your vote. And for the record, that was a record.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ANDREW HANSEN

Thank you.

46. VS-25-0738-DUGGAN HOLDINGS, LLC-SERIES II:

VACATE AND ABANDON a portion of right-of-way being Marion Drive located between Cartier Avenue and Carey Avenue within Sunrise Manor (description on file). MK/md/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 45 AND 47).

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 a 40 foot property line radius on the southwest portion of the site;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

47. UC-25-0739-DUGGANNY HOLDINGS, LLC-SERIES II:

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) eliminate parking lot landscaping; 3) allow attached sidewalks to remain; 4) allow an existing pan driveway; and 5) eliminate throat depth.

DESIGN REVIEWS for the following: 1) outdoor storage; 2) truck parking; and 3) all accessory and ancillary uses including storage containers, modular office, vehicle fuel island, paint booth, office/warehouse building, storage and vehicle maintenance building, and vehicle wash on 6.26 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located east of Marion Drive and north of Carey Avenue within Sunrise Manor. MK/md/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 45 AND 46).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Storage and vehicle maintenance building to be painted with neutral, earth tone colors;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved

project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Fencing to be relocated outside of sight zones;
- Drainage study and compliance;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-site improvements;
- Right-of-way dedication to include a 40 foot property line radius on the southwest portion of the site;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that operational permits 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 a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0216- 2026 to obtain your POC exhibit; to flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #4 WAS WITHDRAWN.

SEC. 6. INTRODUCTION OF ORDINANCES

48. ORD-25-900975: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on August 3, 2022 and September 17, 2025. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 17, 2025, AT 9 A.M. (BILL 12-3-25-1).

SAMI REAL

Next is Item 48.

- Item 48, ORD-25-900975. Is to introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on August 3, 2022, and September 17, 2025.

Commissioners, we ask that you set the public hearing for December 17, 2025.

TICK SEGERBLOM

I'll notice the ordinance and set the hearing for December 17, 2025.

PUBLIC COMMENTS

SAMI REAL

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

TICK SEGERBLOM

We're getting real close here, Al.

AL ROJAS

We'll try to make it real quick. Okay. So first and foremost, I want to apologize to Commissioner Jones.

TICK SEGERBLOM

Okay. We need you to state your name for the record.

AL ROJAS

My name is Al Rojas. I live in Sunrise Manor. I want to further apologize to Commissioner Jones when there was an issue where I kind of spoke in an area that I don't live. I like the project. And next time, I'll wait for everybody to talk before I say that. And it's been on my conscience, so I really do. Sorry about that.

I want to hand out seven of these owner trespass agreements that we're using on vacant lots now with our neighborhood watch program to have trespassing rights on these vacant lots when we get ahold of the owners, like if I would've talked to him, I gave him my card. So, I'm going to give seven of these so all of you guys can see them. It allows Metro to trespass somebody. If you guys may be able to give it to an owner, and maybe Metro can go by there, and if they give them the rights, they'll just get them right out of there.

If the new ordinance, and I'll get you that, says that somebody that's encamping on a vacant lot is supposed to have written permission from the owner, and we're starting to get that endorsed. We got that endorsed. So, the other part of it is if somebody wants to be the agent, or if the owner wants to designate him as the agent, which is what they're doing for in my case, then I can go and trespass them out or the agent can. So, I'm not sure who I give these to? Okay. I'd like the Commissioners to have one of those.

And then I want to also bring to the attention that our new camping violation ordinance says that, "An unauthorized officer means any peace officer, fire inspector, code enforcement officer, or other officer inspectors and employees charged with the enforcement of county ordinances." This is Chapter 12.49, our new camping ordinance, and this is for the public and for the Commissioners. It states, "Enforcement. No person shall camp upon any private property without the expressed written consent of the property owner or the owner's agent, and only in such locations where camping may be conducted in accordance with any other applicable law."

The way I interpreted this is if there's somebody camping on a vacant lot, Metro can just go out there and get them out of there unless they have written permission, and we've had that enforced on one. And we hopefully can get the cooperation from Metro and our Commissioners to help us enforce that in some of these lots where these homeless people are just popping up. And there's some other stuff, but I'll just leave it at that for now. Thank you very much.

TICK SEGERBLOM

Thank you. Anyone else wishing to speak?

MARK JENSEN

Commissioners, my name is Mark Jensen, J-E-N-S-E-N, and I live at 5409 North Moapa Valley Boulevard in Moapa Valley. And my apologies for extending an already long meeting, but opportunities to meet with you are scarce. So, I feel compelled to speak to you this morning by a desire to briefly share with you a mix of thoughts and feelings relating to the proposed huge limestone mine and cement production facilities that are proposed in Moapa Valley.

It's been four years now that my wife and I have been engaging in sincere conversations with executives of Bridgesource at the highest level, with staff and officials of the BLM, with many of our neighbors, and by many, I mean hundreds, if not thousands of neighbors, and most recently with the staff and officials of Clark County. Please don't let anyone beguile you with arguments about the jobs and prosperity that this heavy industrialization proposal might bring to our community. True, the project could bring prosperity to some, but it would also profoundly change the character of a special, rural, and historic community with a unique heritage, tradition, and style. We believe with sincerity and conviction that this industrialization would also bring dirty, unhealthy air, unsightly destruction of a beautiful landscape, constant industrial noise, loss of dark starry skies from the intense industrial lighting, and a profoundly diminished quality of life for the residents, all for the sake of profit for a few.

Yes, we understand that environmental laws, regulations, and permits can and will temper the pernicious impacts of industrialization to some extent, but rules and permits cannot erase, nor can they fully, effectively, and fairly mitigate all of the adverse impacts to residents from this kind of heavy industrialization. Covering something like five square miles of our community right in the heart of Moapa Valley.

We are so grateful that the Clark County Planning Commissioners last month understood and heeded our concerns and unanimously recommended denial of the plan amendments and zone changes requested by Bridgesource. We are also pleased that Bridgesource was persuaded, for now anyway, to withdraw their applications for the plan amendments and rezoning. But we know that this is only a temporary reprieve, and that Bridgesource will use the time to continue advancing their proposal with stronger arguments and more political leverage.

Is there a way to achieve both the financial objectives of Bridgesource and to protect the precious character of our traditional rural community? It seems doubtful. But if there is a way, it will only be through a long and tedious engagement with the community to explore options. So far, engagement with our community has been too superficial to be successful. But even if it ever can be successful for the benefit of all, it will require engagement with the community.

Commissioners, you have the power to force a deeper, more meaningful engagement that will either resolve the issue through a negotiated compromise or persuade Bridgesource to end their efforts. Please use your power wisely to protect our rural community. Thank you.

TICK SEGERBLOM

Perfect three minutes. Thank you so much. All right, anyone else wishing to speak? Seeing no one, we'll close the—adjourn until next—in two weeks.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 11:42 a.m., the meeting was adjourned.

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

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[ONLINE MEETING LINK](#)

APPROVED: /s/ Tick Segerblom
TICK SEGERBLOM, CHAIR

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