



togetherforbetter

Board of County Commissioners

Clark County, Nevada

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

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, May 20, 2026:

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

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

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

Commissioners Present:

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

Absent:

None

Also Present:

Robert Warhola, Deputy District Attorney
Jennifer Ammerman, Acting Director, Comprehensive Planning
Antonio Papazian, Deputy Director, Public Works
JaWaan Dodson, Manager, Development Review
Nancy Maldonado, Deputy Clerk
Ruby Ochoa, Deputy Clerk

SEC. 2. PUBLIC FORUM

1. Public Comment

MICHAEL NAFT

Good morning. Welcome to the May 20 meeting of the Clark County Commission. We will begin today's meeting with the first time set aside for public comment. Anyone wishing to speak, please come forward at this time. This is an opportunity to speak on items on today's agenda. Items 4 through 18 are scheduled for routine action and will not be heard separately. Seeing no one, I'll close the first public comment period and turn it over to Ms. Ammerman.

SEC. 3. AGENDA

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

ACTION: APPROVED.

JENNIFER AMMERMAN

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

Hold to the June 3, 2026, Zoning meeting:

- Item 23, UC-26-0165

Hold to the August 5, 2026, Zoning meeting:

- Item 46, UC-26-0165. Excuse me. I just noticed I do have a correction on that. I will read in one second.
- Item 47, is held to August 5, 2026, VS-25-0835.
- Item 48, WS-25-0834
- Item 49, TM-25-500200

Hold to the September 16, 2026, Zoning meeting:

- Item 17, ZC-26-0174

Delete from the agenda:

- Item 58, AG-26-900372

And to clarify — Sorry, I apologize. Item 46 should be 0165. I apologize. Hold on one second. I apologize. Let's just clarify.

Hold to the June 3, 2026:

- Item 23, UC-26-0165

Hold to August 5 Zoning meeting:

- Item 46, which is ZC-25-0833

MICHAEL NAFT

That UC number is different than what's appearing on our sheet. Is this inaccurate?

JENNIFER AMMERMAN

That's what I'm checking right now.

MICHAEL NAFT

Thank you.

JENNIFER AMMERMAN

Let me see Item 46. Okay. So, Item 46 is ZC-25-0833. That is what's in our agenda on this highlight sheet that was passed out today, it has a different number.

MICHAEL NAFT

So just for clarity, the highlight sheet is inaccurate. What's agendaized is correct?

JENNIFER AMMERMAN

Correct. And let me look on the front sheet of the agenda as well. Right. So, the front sheet that was part of the agenda packet that was posted has Item 46, ZC-25-0833 and that's part of [Items] 46, 47, 48, and 49. They're all going to be held to August 5, 2026.

MICHAEL NAFT

Thank you.

MOTION

WILLIAM MCCURDY II

All right. With those changes, we recommend approval of the agenda.

MICHAEL NAFT

There's a motion for approval with the changes read into the record. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion passes.

3. Approval of minutes. (For possible action)

ACTION: APPROVED.

JENNIFER AMMERMAN

Next item are the above public — I apologize. Third item on the agenda is the approval of the minutes. The minutes of the April 22, 2026, Zoning meeting are ready for your approval.

MOTION

WILLIAM MCCURDY II

I move approval of the meeting minutes.

MICHAEL NAFT

Thank you. There's motion for approval. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 18

ACTION: APPROVED.

JENNIFER AMMERMAN

Next are the routine action items, which consist of Items 4 through 18. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. Additionally, staff has the following request.

- Item 5, AR-25-400027 for UC-22-0556, I have the following public works conditions: Applicant has 45 days after the Board of County Commissioners award approval bid for the Harmon Avenue and Koval Lane improvement projects to remove all non-standard improvements within the right-of-way, and coordinate with Public Works Design Division, Tim Piparo for the removal of said non-standard improvements.
- Item 7, ET-26-400022 for UC-17-0705, add the following public works condition: Install conduit pull boxes along Warbonnet Way and Torino Avenue.

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.

MICHAEL NAFT

Thank you. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion passes.

4. SDR-26-0177-SG VEGAS OWNER, LLC

SIGN DESIGN REVIEWS for the following: 1) increase the area of electronic signs; and 2) increase the number of electronic signs in conjunction with a previously approved comprehensive sign plan for an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Harmon Avenue within Paradise. JG/rg/cv (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.

5. AR-26-400027 (UC-22-0556)-LV DIAMOND PROPERTY I, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW to eliminate street landscaping for an existing racetrack, recreational facility, and fairgrounds on 37.6 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Koval Lane and north of Harmon Avenue within Paradise. JG/md/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until November 2, 2028 to review the waiver of development standards for street landscaping including the detached sidewalks.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the application for review may be denied if the project has not demonstrated compliance with conditions of approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant has 45 days after the Board of County Commissioners award approval bid for the Harmon Avenue and Koval Lane improvement projects to remove all non-standard improvements within the right-of-way;
- Coordinate with Public Works- Design Division, Tim Piparo for the removal of said non standard improvements;
- Drainage study shall be required with future development as determined by Public Works - Development Review;
- After the Board of County Commissioners award approval of the bid for the Harmon Avenue and Koval Lane improvement projects, the applicant has thirty (30) days to pay the cost contribution for their portion of the off-site improvements;
- Compliance with previous conditions.

6. ET-26-400021 (ZC-21-0396)-DIAMOND TORINO, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) single-family residential development; 2) hammerhead street design; and 3) finished grade on 1.4 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/md/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until April 19, 2028 to commence or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; applicant is advised this is the last extension of time staff will support; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

7. ET-26-400022 (UC-17-0705)-CHURCH FULL GOSPEL LV KOREAN:

USE PERMITS FOURTH EXTENSION OF TIME for the following: 1) proposed place of worship; and 2) proposed school.

WAIVER OF DEVELOPMENT STANDARDS to waive streetlights along Warbonnet Way and Torino Avenue on 16.85 acres in an RS20 (Residential Single-Family RS20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Pebble Road and west of Buffalo Drive within Enterprise. JJ/rg/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until October 3, 2027 to commence.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Install conduit and pull boxes along Warbonnet Way and Torino Avenue;
- Fifteen (15) month review of the off-site improvements.
- Compliance with previous conditions.

8. ET-26-400029 (ZC-23-0823)-DIAMOND CACTUS, LLC:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) equipment rental facility; and 2) outdoor storage and display on 3.76 acres in an IL (Industrial Light) Zone. Generally located north of Cactus Avenue and east of Rainbow Boulevard within Enterprise. JJ/rr/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until March 6, 2028 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 the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

9. ET-26-400030 (ZC-22-0173)-LINDA PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce street intersection off-set; and 2) allow modified street standards.

DESIGN REVIEWS for the following: 1) single-family residential development; and 2) finished grade. Generally located north of Linda Avenue and east of Topaz Street within Winchester. TS/dd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 4 years to commence to coincide with the expiration of TM-26-500052 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 the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

10. TM-26-500052-LINDA PROPERTIES, LLC:

TENTATIVE MAP consisting of 19 single-family residential lots and common lots on 2.57 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Linda Avenue and east of Topaz Street within Winchester. TS/dd/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.

Public Works - Development Review

- Full off-site improvements.

Building Department - Addressing

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0511-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

11. VS-26-0213-MGM RESORTS FESTIVAL GROUNDS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Reno Avenue and Mandalay Bay Road, and Giles Street and Las Vegas Boulevard South, and a portion of a right-of-way being Giles Street located between Reno Avenue and Mandalay Bay Road within Paradise (description on file). JG/mh/cv (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;
- 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;
- Applicant must coordinate with the owner of APN 162-28-112-003 regarding the dedication and reconstruction of the Reno Avenue and Giles Street intersection;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

12. WS-26-0212-MGM RESORTS FESTIVAL GROUNDS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase retaining wall height; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed museum (memorial park) on 2.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Reno Avenue and west of Giles Street within Paradise. JG/mh/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

- Drainage study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to install "No Parking" signs along Reno Avenue and Giles Street;
- Applicant must coordinate with the owner of APN 162-28-112-003 regarding the dedication and reconstruction of the Reno Avenue and Giles Street intersection.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a

Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- Applicant must submit a plan to the Clark County Department of Aviation (DOA) addressing lighting, glare, graphics, etc. Before building permits can be issued, applicant must receive written approval of said plan from the DOA Airspace Manager, 702-261- 5789, which may include its own conditions for approval.

13. PA-26-700009-BR OVATION LIMITED PARTNERSHIP:

PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Entertainment Mixed-Use (EM) on 14.6 acres. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/rk (For possible action)

ACTION: ADOPTED (RESOLUTION R-5-20-26-1).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

14. UC-26-0135-BR OVATION LIMITED PARTNERSHIP:

USE PERMIT for senior housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) eliminate EV-capable parking spaces.

DESIGN REVIEW for a proposed multi-family residential development on a 4.18 acre portion of a 14.57 acre site in a CC (Commercial Core) Zone. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge UC-22-0698 and ET-25-400015 (UC-22-0698);
- A subdivision map removing the subject site from the recorded commercial final map must be recorded prior to the issuance of building permits;

- Enter into a standard development agreement prior to any permits 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;
- Full off-site improvements on Arby Avenue and Gagnier Boulevard.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised 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 #0454-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

15. UC-26-0149-BR OVATION LIMITED PARTNERSHIP:

USE PERMIT for senior housing.

WAIVER OF DEVELOPMENT STANDARDS to eliminate EV-capable parking spaces.

DESIGN REVIEW for a proposed multi-family residential development on a 3.46 acre portion of a 14.57 acre site in a CC (Commercial Core) Zone. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge UC-22-0698 and ET-25-400015 (UC-22-0698);
- A subdivision map removing the subject site from the recorded commercial final map must be recorded prior to the issuance of building permits;
- Enter into a standard development agreement prior to any permits 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;
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

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

Fire Prevention Bureau

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

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 #0454-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

16. WS-26-0150-BR OVATION LIMITED PARTNERSHIP:

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

DESIGN REVIEW for a proposed mixed-use development on a 6.93 acre portion of a 14.57 acre site in a CC (Commercial Core) Zone. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge UC-22-0698 and ET-25-400015 (UC-22-0698);
- Enter into a standard development agreement prior to any permits 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;
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

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

Fire Prevention Bureau

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

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 #0454-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. ZC-26-0174-PATRIOT CONTRACTOR'S, LLC:

ZONE CHANGE to reclassify 33.04 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone to a CR (Commercial Resort) Zone. Generally located east of I-15 and south of Larson Lane (alignment) within Sloan (description on file). JJ/rk/cv (For possible action)

ACTION: ACTION: DELETED FROM THE AGENDA (HELD TO SEPTEMBER 16, 2026, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

18. ORD-26-900297: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners meeting on March 4, 2026. (For possible action)

ACTION: ADOPTED (ORDINANCE 5355; EFFECTIVE 6/4/2026).

SEC. 5. NON-ROUTINE ACTION ITEMS 19 THROUGH 59

(Companion Items 19 and 20)

19. VS-26-0169-UNLV RESEARCH FOUNDATION:

VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Patrick Lane and Post Road and a portion of a right-of-way being Patrick Lane located between Durango Drive and Jim Rogers Way within Spring Valley (description on file). MN/rr/cv (For possible action)

APPROVED (COMPANION ITEM 20).

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;
- 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.

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.

JENNIFER AMMERMAN

Next are Items 19 and 20, which are related and which can be heard together.

- Item 19 is VS-26-0169. Vacate and abandon a portion of a right-of-way being Durango Drive located between Patrick Lane and Post Road and a portion of a right-of-way being Patrick Lane located between Durango Drive and Jim Rogers Way within Spring Valley.
- Item 20, UC-26-0170. Use permits for the following: 1) hospital; and 2) heliport. Waivers of development standards for the following: 1) increase building height; 2) reduce loading spaces; and 3) allow modified driveway geometrics. Design review for a proposed hospital and heliport on 32.19 acres in an IP (Industrial Park) Zone. Generally located east of Durango Drive and south of Patrick Lane within Spring Valley.

MICHAEL NAFT

Thank you. Good morning.

JENNIFER LAZOVICH

Is this on? There we go. Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive, here today for a very exciting project for our community. I'm going to ask for this Board's indulgence for a few things. It will depart from my typical presentation as it relates to land use. It will be broken into two parts. I will take what I consider the more boring part and talk about the application a little bit and then part two of the presentation will involve Mitch Cloward and Russ Williams coming up to talk about the more exciting part, which is bringing this Nevada's first freestanding children's hospital to this location. So, for starters, the site is located in the UNLV (University of Nevada, Las Vegas) Research and Technology Park. It sits just to the east side of Durango and just south of Patrick. Jim Rogers Way is located here, and this is Post Road.

The site itself is master planned business employment and a zoned IP. And when those designations exist, you can do a hospital with a special use permit. So, what you see on your agenda today is a use permit for the hospital. You also have a use permit for the heliport, which will be located right in this area. This will be our emergency room and then the heliport will be located right there. We have received a determination of no objection for use of the airspace from the FAA (Federal Aviation Administration), which is in compliance with your code as we move forward with this application. The hospital itself will sit in this location, and the medical office building will wrap around here and the orange to the north along Patrick is our central utility plant. As you can see, we have a number of driveways which come in on all of our roads that surround us. In particular, this driveway is limited to ambulance only, again, because this is where our emergency room is located, but the rest of the driveways will be available for use by everyone.

As you can see on your agenda and part of the staff report, we have a number of waivers that go with this application, all of which are being recommended for approval by staff as well as by Town [Advisory] Board (TAB). Prior to the TAB meeting, we did a voluntary neighborhood meeting. We do have homes that sit to the north of us and homes that sit to the west of this site. And we had about five neighbors who came and without question, they all spoke about how important it was to bring this hospital to this location, and they had no objections saving apart for one concern, generally speaking, about the traffic that exists. Quite frankly, in all of Las Vegas, but no objections to this use and in this location, which was echoed again at the TAB. And this is where I'm going to depart for a minute.

It is a large team of people not only standing behind me to the right that involve architects and engineers and people who work with Intermountain that bring me here today. We also had a team of people from the county helping and that started with all of the Commissioners. It starts with your Planning Department. It starts with your Public Works Department. It started with Building [Department], I mean, every department has met with us and has worked with us to get here today. And so while I'm standing here alone talking, I wouldn't be standing here without the 50 or 60 people, not only from the county side, but from the Intermountain side and other consultants that have worked so hard on this to bring this to you with a recommendation of approval and I'm so grateful for all of that help.

On a personal note, as a mother of twins, this is truly what I would say a transformative project for the city and for our county. I have personally been fortunate enough to represent a lot of wonderful projects all over this county and they've ranged from housing to things on the Strip. And I remember when I did a project on the Strip, I talked about how it was iconic and it would change the way the Strip looked, but this is truly, I think, a better word is transformative. And I have heard Intermountain and they will talk about it being a historic moment and today is a historic moment for us. So, with that, I am going to turn it over to Mitch and Russ and have them come up and talk about the actual hospital and I will leave this, which I think is better than the site plan, to show you what it is going to look like. I will leave this up on as they talk.

MITCH CLOWARD

It's a beautiful hospital. We share a common vision here together and we've had significant milestones just this week and over the last three years. And so, I know that a lot of the work that you do may feel like that it goes unseen, unnoticed and unheard, but I want you to know that we hear you, we see you, and we're grateful for you. And over the last three years, I've had the opportunity to talk to many children, many mothers, and many families who've been impacted by a complex diagnosis that requires them to travel outside of this state. They see you, they hear you. They are champions for you. We're inspired by them and they are our biggest champions. Their eyes are upon all of us to help work together to achieve this dream, this vision we have for them. So, we're all inspired by a common cause, a common goal.

I want to thank all of the physicians, the advanced practice providers, all of the caregivers in this community for many, many years who have been caring for children. They have provided a strong foundation. We are honored to stand at their side to further this work to advance healthcare for our children. I'm grateful for them. I am grateful for my entire Intermountain team and it's not just those who are employed by Intermountain, but we have a whole community that supports us in this effort to achieve this dream for our children. So, I'm grateful for them. My role as region president spans the entire State of Nevada and parts of Utah. So, I couldn't be happier to have this gentleman standing to my right, Russ Williams, who's our new children's hospital president. This will be his fifth children's hospital across the country he's been involved in developing and growing over time. So, I would like to have a few of Russ's thoughts shared with us here this morning as well.

RUSS WILLIAM

I'm absolutely thrilled to be here and humbled and honored to be able to be the president of what will be a beautiful but also a phenomenal children's hospital. I want to express my gratitude to each one of you for taking the time to meet with me for welcoming me to the city and for all the effort and pain that you have gone through to be able to get us to this point. I also want to extend my thanks to everyone that has worked so hard to be able to get us to where we are at this point in time. Establishing a standalone comprehensive children's hospital does not happen without tremendous support, without a cast of thousands, and without the community that we clearly have here. Today marks a major milestone for us and we look forward to celebrating many future milestones with this group. Again, thank you for all that you've done, and we'll turn the time back over to you —

MICHAEL NAFT

And Russ, your full name for the record, please.

RUSS WILLIAM

Sorry. Russell Williams, 8335 Caldera Hills Avenue. Thank you.

JENNIFER LAZOVICH

Well, thank you. I am sure nobody really wants me to talk about waivers of throat depth and other things that go with this, but I am happy to answer any questions that you may have relative to the land use side of it. Otherwise, that concludes our presentation and we're here for questions.

MICHAEL NAFT

Thank you very much. This is a public hearing. Anyone wishing to speak, please come forward at this time. Good morning.

ZACHARY MILES

Good morning, Zachary Miles for the record. I'm the Interim Vice President for Economic Development at UNLV and the Executive Director of the UNLV Research Foundation that manages the tech park that the standalone hospital will be located at. I just want to echo how excited we are at the Research Foundation and the great partnership that we've had with Intermountain and bringing this here. And wanted to echo support for this activity at the park and for what it stands or what it means the park's mission to be able to bring these types of activities into the community and engaging with them and looking forward to our continued work with Intermountain. Thank you.

MICHAEL NAFT

Thank you. Anyone else wishing to speak? Please come forward at this time on Items 19 and 20. Seeing no one, I will close the public comment period. Before I make some comments, I do want to, for the record, make clear that there are some changes from the Public Works Department that the applicant is advised that if dewatering is needed, Nevada Division of Environmental Protection permits are required and we're going to delete "and Building Department from bullet 7." The applicant understands that?

JENNIFER LAZOVICH

We do and we agree.

MOTION

MICHAEL NAFT

Thank you. And that was clear for the record? Excellent. Then if I could just extend my thanks to everybody involved in this project. This body here has been part of some really significant milestones. Each of us has been part of approving projects in our districts and around this valley that have had enormous consequence on the economic success of this valley, huge employers, huge significant projects. It's hard to imagine another like this one, one that has been discussed for generations in this community, one that we each know will not only so badly and desperately diversify and add to the healthcare portfolio that we have here, but one that will also diversify our economy in huge ways.

So, I want to extend my thanks to everybody involved, to the team at Intermountain for believing in this project. To the private and public individuals who have made sure that we could get to this exciting milestone in this moment where we — In moments from now will hopefully approve what will be

Nevada's first standalone pediatric hospital changing healthcare in this community for generations. So, I thank you for that. If there are any comments from the Board, this would be the opportunity. Seeing none, I am prepared to move for approval of Item 19 and 20.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion passes.

JENNIFER LAZOVICH

Thank you very much.

MICHAEL NAFT

Thank you. And at this time, I would like to invite, for those in the audience, maybe I want it not to be lost. That was the first time that that image has ever been displayed. I'd like to invite members of the team to come join us for a brief moment here on the dais so that we can capture the moment, if you could join us please.

JIM GIBSON

So, while we're coming back to order, let me just share an experience I had. The community is supportive. I'm driving down the road and I'm talking with someone and when the first proposal came forward, we had some ideas about maybe where the hospital might be built. So, my wife is seated next to me. We're driving down the road, and I hung up the phone and my wife said, "Did you just say that unless this children's hospital is built where you want it to be built, that they can take a hike?" Is that what you just said? Most of my constituents don't talk to me that way. I said, "Well, no, that's not what I said." "Well, that's exactly what I heard and that's exactly what the person you were talking to heard, so you need to take care of that. When are you going to take care of that?" So, I made another phone call, but yeah, this is exciting.

JUSTIN JONES

And if I may, Mr. Chair, I had the opportunity to tour both of Primary Children's Hospital Intermountain facilities in Salt Lake and Lehi last month and I can tell you that they are going to be beautiful and that the staff is tremendous. So, looking forward to a huge investment in our community here in healthcare for our kids. Thank you.

MICHAEL NAFT

Well, thank you and I thank the audience for their indulgence while we discuss that significant project, and I'll turn it back to Ms. Ammerman.

20. UC-26-0170-UNLV RESEARCH FOUNDATION:

USE PERMITS for the following: 1) hospital; and 2) heliport.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce loading spaces; and 3) allow modified driveway geometrics.

DESIGN REVIEW for a proposed hospital and heliport on 32.19 acres in an IP (Industrial Park) Zone.

Generally located east of Durango Drive and south of Patrick Lane within Spring Valley. MN/rr/cv (For possible action)

APPROVED (COMPANION ITEM 19).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Enter into a standard development agreement prior to any permits 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.
- 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Utility Corridor to be used for utility related repairs and maintenance only;
- Post signage at the two drive aisle access points into the Utility Corridor that states "No Deliveries";
- Allow the following permits prior to approval of off-site permits: all demolition, grading, including underground utilities, dewatering, and foundation; as determined by Public Works.
- Applicant is advised that if dewatering is needed, Nevada Division of Environmental Protection (NDEP) permits are required.

Department of Aviation

- Applicant is required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, potential impacts to local airspace and/or procedures, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Objection" has been issued by the FAA;
- Applicant must comply with conditions described in Section 30.03.06B of the Code, and any applicable conditions and recommendations resulting from FAA approval.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved.
- Applicant is advised that all noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport.

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 #0185-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

21. ET-26-400025 (NZC-21-0037)-LAS VEGAS SILVERADO RANCH ROGER, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 1.05 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) reduce height/setback ratio; 3) reduce parking; and 4) alternative driveway geometrics.

DESIGN REVIEW for a commercial complex. Generally located south of Silverado Ranch Boulevard and west of Arville Street within Enterprise. JJ/nai/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until June 2, 2028 to complete or the application will expire unless extended with approval of an extension of time;
- 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.
- 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 1 year to construct off-site improvements;
- Comply with previous conditions.

JENNIFER AMMERMAN

Okay. Next item is Item 21, ET-26-400025 for NZC-21-0037. Zone change second extension of time to reclassify 1.05 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Waivers of development standards for the following: 1) reduce landscaping; 2) reduce height/setback ratio; 3) reduce parking; and 4) alternative driveway geometrics. Design review for a commercial complex. Generally located south of Silverado Ranch Boulevard and west of Arville Street within Enterprise.

ROBERT CUNNINGHAM

Good morning. Robert Cunningham, 6030 South Jones Boulevard with Taney Engineering. We're asking and requesting for an extension of time on this project. We were recently hired in the past six months to start work on it. I'm not exactly sure what the holdup was before, but I know that Silverado Ranch was under construction when this originally was entitled and that the adjacent property was under construction. Since this was originally titled several years ago, the adjacent commercial development has been built. Silverado Ranch is built and now this project is moving ahead. Just so that there's some clarification, we have submitted and had reviewed a drainage study two times. This is an April 30 comment letter. We've also had our traffic study approved in March of this year. We've also had the geotechnical report reviewed by Public Works and approved in March of this year. We've submitted to the [Las Vegas Valley] Water District (LVVWD) in April of this year and have comments from them, Southwest Gas in April as well.

We recently had a tentative map and a vacation approved by the Planning Commission and got the conditions of approval just the other day from the April 30 date. So, there's been a lot of activity occurring on this over the past six months. We're on track to gain approval of this project later this year for construction to commence later this year. So, we would request this extension be granted. With that, I'll conclude my presentation and be glad to answer any questions. Thank you.

MICHAEL NAFT

Thank you very much. This is a public hearing on Item 21. Anyone wishing to speak, please come forward at this time. Seeing no one, I'll close the public hearing. Commissioner Segerbloom.

TICK SEGERBLOM

Nope.

MICHAEL NAFT

Nope. Commissioner Jones, excuse me.

MOTION

JUSTIN JONES

Thank you, Mr. Chair. I understand that there wasn't a lot of work going on on this project. There were some delays, but it certainly appears over the last couple of months that there's been substantial progress based on that. I'll go ahead and move for approval agenda Item 21.

MICHAEL NAFT

There's a motion for approval. Please cast your vote.

VOTE

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

ROBERT CUNNINGHAM

Thank you.

MICHAEL NAFT

The motion passes. Thank you.

22. UC-26-0063-TAJALLI, HAMID R.:

HOLDOVER USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate street landscaping; 2) reduce and eliminate landscape buffer and screening; 3) eliminate access gate setbacks; and 4) alternative driveway geometrics.

DESIGN REVIEW for a proposed outdoor storage facility on 0.65 acres in an IP (Industrial Park) Zone. Generally located south of Desert Inn and east of Sandhill Road within Paradise. TS/dd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Decorative fence required adjacent to the east property line;
- Tree fee-in-lieu per Sections 30.04.01 E.2.(ii) and 30.04.01E.2.(iii) shall be paid for required trees which are not planted along the east property line;
- 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 street trees and buffer trees along the east property line 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

- Reconstructed driveway or add sidewalk behind existing driveway;
- Offsite permits will 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.

WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN.

JENNIFER AMMERMAN

Next is Item 22, UC-26-0063. Holdover use permit for outdoor storage. Waivers of development standards for the following: 1) reduce and eliminate street landscaping; 2) reduce and eliminate landscape buffer and screening; 3) eliminate access gate setbacks; and 4) alternative driveway geometrics. Design review for a proposed outdoor storage facility on 0.65 acres in an IP (Industrial Park) Zone. Generally located south of Desert Inn and east of Sandhill Road within Paradise.

MICHAEL NAFT

Good morning. Good morning. Go ahead, please.

WILLIAM STODDARD

Good morning. My name is William Stoddard. Address is 801 South Rancho Drive, Suite D4, here in Las Vegas. I'm the attorney for the applicant, who is Hamid Tajalli, who's here with me to my right. His address is 7844 Desert Bell Avenue in Las Vegas. This is an item I think that's been kicked down the can a time or two. It is a use permit for a vehicle outdoor storage location over off of Desert Inn Road. The location of it here is shown on this map that you have in front of you. We're asking for the use permit, design review, and then the waiver of a few items.

Let me tell you what I think we've come to an agreement that we're willing to do. Desert Inn Road is located along the north end of the property. The entryway is a gate at the northeast corner. Public Works would like that gate moved back 18 feet from the front. We're willing to do that without a waiver.

Second item, the sidewalk as it goes along there is not ADA (Americans with Disabilities Act) compliant. We're willing to put additional concrete behind the existing sidewalk to make it ADA compliant. So that takes care of that item. The next item, all along the east side of the property where I'm marking here where these arrows are, there's no wall or fence. It's next to the U.S. 95 freeway. It requires either a wall or an iron fence. We're willing to put up the iron fence without asking for a waiver. So that would be in this location. So, we're willing to move the entry gate back to fix the sidewalk so that it's ADA compliant to put in the steel fence along the east side.

Now, with regard to the waiver items that we're requesting. First, along the south side where I'm pointing here now, there already is a fence. It's 6 feet tall. It's actually a wall. The requirement is 8 [feet]. We're asking that that be waived so that 6 feet is sufficient. Along the west side, there is no wall or fence. We're asking that that be waived altogether because of like uses on both sides and there's really no need for that at the present time. So, two waivers there, height on the south and a fence or a wall altogether on the west side where I'm showing here. Then there's three other waivers we're requesting with regard to landscaping. First, along the north side, which is along Desert Inn Road, the landscaping frankly already is there. If you see this, that's what landscaping is there now and has been there for years and we suggest that we just leave that alone without going to the expense of putting in several additional large trees. So that's the first waiver.

The second waiver is for landscaping along the east side, south side, and the west side. So again, just to repeat, we're willing to move the fence back to fix the sidewalk to install the wall. We're asking the landscaping stay the way it is along Desert Inn. And we're asking that for a waiver of the wall along the west side and the increase in height along the south side and a waiver of the landscaping on west, south, and east side of the property. And our feeling is that would be certainly compatible with what exists there now. We point out with regard to the landscaping, you know, my client he's begged and had to borrow almost steal to get enough water for the existing landscaping along Desert Inn Road. He has no water at all or access to water without great, great expense to put in the landscaping that would be required on the east and the south, and the west side. The reason for that waiver. Thank you.

MICHAEL NAFT

Thank you. If that completes your presentation, I'll open up the public hearing. Anyone wishing to speak on Item 22, please come forward.

AL ROJAS

Yeah, my name is Al Rojas. I'm very familiar with this area. It's an area that I kind of involved with our neighborhood watch. It's right next to the freeway. I like the idea that the wall there — I really see that these people want to try to control the homelessness there. And I really think this is a nice project and I want to thank them for trying to be a solution in the community. Thank you.

WILLIAM STODDARD

Thank you very much.

MICHAEL NAFT

Anyone else wishing to speak, please come forward. Seeing no one, I'll close the public hearing. Commissioner Segerblom.

MOTION

TICK SEGERBLOM

Thank you. And you stated correctly what we had agreed to with respect to everything except for the trees, and I'm going to require that trees or money in lieu of trees on the west side, I mean, on east side along that fence, that new fence. So, if you're willing to accept that, I'll move for approval. If you're not, then I'll move for denial.

WILLIAM STODDARD

So, just so I understand, we're talking about trees on the — On which side?

TICK SEGERBLOM

On the east side next to [U.S.] 95.

WILLIAM STODDARD

On the east side next to the freeway.

TICK SEGERBLOM

Yeah, and under our rules, if you don't have water, you don't want to plant the trees, you can commit money in lieu of trees.

WILLIAM STODDARD

Money in — Okay, understood. We'll accept that.

TICK SEGERBLOM

Antonio, is that good?

ANTONIO PAPAIZIAN

Perfect, Commissioner. We do have to add that off-site permits will be required, so when they rebuild or add that sidewalk behind the driveway, that they'll need off-site permits.

TICK SEGERBLOM

All right. Is that clear?

JENNIFER AMMERMAN

And then you are approving a wrought iron fence along the freeway?

TICK SEGERBLOM

Yes.

JENNIFER AMMERMAN

Okay.

TICK SEGERBLOM

That's okay with code, right?

JENNIFER AMMERMAN

Well, the code does require a block wall.

TICK SEGERBLOM

It does require a block wall?

JENNIFER AMMERMAN

So, he still would need the waiver to have the fence, which is okay, and then if you want to add the tree.

TICK SEGERBLOM

Okay. That's okay. All right.

JENNIFER AMMERMAN

If that's how you want to approve it.

TICK SEGERBLOM

Yes.

JENNIFER AMMERMAN

And then they're not putting trees, so we want to charge the typical tree in lieu fee for those trees along the freeway?

TICK SEGERBLOM

Correct.

JENNIFER AMMERMAN

Okay, thank you.

MOTION

TICK SEGERBLOM

All right, well after a long time, I think we're almost there, so I would move for approval with those conditions.

JENNIFER AMMERMAN

Oh, sorry. I apologize. Are you going to withdraw the waiver for the gate setback?

TICK SEGERBLOM

Yes.

JENNIFER AMMERMAN

Okay.

MICHAEL NAFT

There is a motion for approval with additional conditions. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes, thank you.

TICK SEGERBLOM

And thank you, Mr. Hamid, for working with me.

MICHAEL NAFT

Thank you.

TICK SEGERBLOM

Thank you, Mr. Stoddard.

23. UC-26-0165-WHITING VEGAS:

HOLDOVER USE PERMIT for a school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) reduce driveway throat depth.

DESIGN REVIEW for a proposed school on 6.26 acres in an IL (Industrial Light) Zone. Generally located north of Vegas Valley Drive and east of Tree Line Drive within Sunrise Manor. TS/lm/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 3, 2026, PER THE APPLICANT).

24. UC-26-0186-EHH VENTURE:

USE PERMIT to allow outdoor dining, drinking, and cooking.

WAIVER OF DEVELOPMENT STANDARDS to modify parking area design standards.

DESIGN REVIEW for modifications to a previously approved industrial/commercial development on a 3.44 acre portion of 8.06 acres in an IP (Industrial Park) Zone and a CG (General Commercial) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located south of Sunset Road and west of Spencer Street within Paradise. JG/sd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Record perpetual cross access, ingress/egress, and parking easements between APN 177-02 -102-007 and APN 177-02-102-008 prior to any building permit or business license;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Outside dining in the AE-70 is permitted subject to the recording of a Commercial Noise Disclosure Statement.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0059-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

JENNIFER AMMERMAN

Next is Item 24, UC-26-0186. Use permit to allow outdoor dining, drinking, and cooking. Waiver of development standards to modify parking area design standards. Design review for modifications to a previously approved industrial/commercial development on a 3.44 acre portion of 8.06 acres in an IP (Industrial Park) Zone and a CG (General Commercial) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located south of Sunset Road and west of Spencer Street within Paradise.

MICHAEL NAFT

Good morning.

KAREN RICHARDSON

Karen Richardson on behalf of the applicant, 341 Simon Bolivar Drive, Henderson, Nevada. As this project advanced beyond the original 2024 approval, the updated Title 30 pedestrian circulation requirements were evaluated much more closely, and that led to the refinement that you see today in this application for a use permit for outdoor dining, the design review, and a waiver. The building is already under construction. The shell building permit was pulled in mid-2025. So, at that time, our vertical and horizontal control on the site was set. And that leads to the reason that we're requesting a waiver.

I do want to clarify that in the staff report relative to the waiver, in this area that I'm pointing to on the site plan, it was referenced that the sidewalk reduces from 5 feet to 3 feet, and that was corrected with an updated justification letter and the site plan with correct dimensions on it showing 5 feet reducing down to 4 foot 6 inch. So basically a 10% reduction.

The design review as we understand it in the staff writeup is tied entirely to the sidewalk waiver. And we would point out that that's not a design quality issue, and that staff said that they wouldn't support the design review because of the waiver for the sidewalk separation. So, addressing on the east side of the front of the building, we believe that the intent of pedestrian safety is addressed. And on the west side of the building where a sidewalk would have been required, or separation would have been required in Title

30, we've addressed that by striping this area just like we would stripe or are required to stripe ADA accessibility all the way to the front of the building. And we believe that meets the intent of pedestrian safety as well. With that, we accept the if approved conditions by staff, and I'm here to answer your questions.

MICHAEL NAFT

Thank you. At this time, I'll open the public comment period. Anyone wishing to speak, please come forward. Seeing no one, Commissioner Gibson.

JIM GIBSON

Thank you, Mr. Chair. Mr. Papazian, in terms of the layout, is the Public Works Department satisfied with what we're seeing here?

ANTONIO PAPAZIAN

We are, Commissioner. Thank you.

MOTION

JIM GIBSON

I'm prepared to move approval on this item, and I appreciate the work that you've done that has really brought you to the point where we really don't have any issues with you. So, at this point, I would move approval subject to the if approved conditions.

MICHAEL NAFT

Thank you. There's a motion for approval. Please cast your vote.

VOTE

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

MICHAEL NAFT

That motion passes.

KAREN RICHARDSON

Thank you.

(Companion Items 25 and 26)

25. VS-26-0176-TOMPKINS PLAZA, LLC:

VACATE AND ABANDON portion of a right-of-way being Tompkins Avenue located between Fort Apache Road and Tee Pee Lane, and portion of a right-of-way being Fort Apache Road located between Tompkins Avenue and Tropicana Avenue within Spring Valley (description on file). JJ/mh/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 26).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- 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.

JENNIFER AMMERMAN

Next are Items 25 and 26 that can be heard together.

- [Item] 25, VS-26-0176. Vacate and abandon portion of a right-of-way being Tompkins Avenue located between Fort Apache Road and Tee Pee Lane, and portion of a right-of-way being Fort Apache Road located between Tompkins Avenue and Tropicana Avenue within Spring Valley
- Item 26, UC-25-0033. Amended holdover use permit for a vehicle wash. Waivers of development standards for the following: 1) reduce buffering and screening; 2) increase retaining wall height (no longer needed); 3) increase maximum parking (no longer needed); 4) modify residential adjacency standards; 5) allow attached sidewalks (no longer needed); and 6) reduce throat depth. Design review for a vehicle wash and restaurants with drive-thrus on a 3.14-acre portion of a 4.19-acre site in a CG (Commercial General) Zone. Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley.

SAMANTHA RYAN

Good morning. Samantha Ryan, 9811 West Charleston Boulevard, Suite 2, here on behalf of the applicant. We do have two applications for this site today. I'll go over the holdover first. We first brought this site forward, went to TAB almost a year ago. We actually had some other users showing on the site at that time. The carwash layout was also significantly different. We got a lot of feedback. Obviously, at the time we needed many waivers to make it work.

We worked with Commissioner Justin and our planner. A lot of those initial tenants didn't really want to concede at all on their layouts and they went away. Our carwash user was very agreeable into helping us, kind of tweak their layout so that we could eliminate a bunch of the waivers needed. And so, at this time we're only moving forward with the design review for that structure and the use permit for the carwash.

As you heard, a lot of the original waivers needed we've been able to get rid of because of our changes to the site plan. I'll go over the ones that we still need. The first one is buffering and screening. That's along this western property line. We are electing not to construct an additional 8-foot CMU (Concrete Masonry Unit) wall because there's actually already a wall that runs the entire length of the property in that area. I have some pictures of it here. You can see that we have a significant grade difference between this property and the multi-family to the west. This wall is a combination in areas of CMU and some screen

fencing. What we are electing to do, we've pulled the permit drawings for the original wall. We've confirmed that we can just fill in the areas of view fencing with CMU so that it'll end up being a solid CMU wall.

That owner to the west is very agreeable to this. He's very happy for the site to be developed. Obviously, you can see, kind of some signs of some vagrancy there on that western line. So, at the minimum near the carwash structure, you will have a solid wall of 10 foot, 9 inches. So greater than an 8-foot wall, would be. We're also doing an intense landscaping buffer all along that border, doing a double row of trees. And again, we also have that pretty steep grade difference. So, you have the multi-family properties, their 6-foot wall, the footing for that wall, which is going to create a taller wall for us, and then we have an additional landscape drop there. Our buildings sit considerably lower than the other site.

The second waiver is related to residential adjacency. We have a 51-foot separation from our property line to the start of where cars will enter the carwash. There are no speaker boxes, anything of that sort. This is just where the cars can be queuing before they go into the carwash on the south side. We also have a trash enclosure that matches an existing trash enclosure on the property to the south, which is 8 feet from the property line. The last waiver that we still need on egress at the Fort Apache driveway, we have 24 feet where 25 is required, so we're short 1 foot. That's about it. I'm happy to answer any questions.

MICHAEL NAFT

Thank you. At this time, I'll open up the public comment period on Items 25 and 26. Anyone wishing to speak, please come forward. Seeing no one, I'll close that comment period and turn it to Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. I wanted to clarify, you're also withdrawing waivers 5A and 5B with regards to detached sidewalks?

SAMANTHA RYAN

Correct. Yeah, we're providing detached — There's existing sidewalk now. We were going to try and keep it if we could, but detached sidewalk is definitely important. So, we're putting it in every area that we can. That's why we need the vacation, actually, is because now we have to vacate a little bit of right-of-way to provide that.

JUSTIN JONES

Great. Ms. Papazian, I know you had a question with regards to the driveway in Fort Apache and sort of preparing for future development.

ANTONIO PAPAZIAN

Thank you, Commissioner. Although the throat depth today, especially on the ingress side, may be sufficient for what they're constructing in the application for today. Any future applications you can see to have multiple acres not being used, the throat depth will not be sufficient in the future. We have a condition for them to reconstruct the driveways on Tompkins and Fort Apache to meet the standard.

JUSTIN JONES

All right. So, I just want to make sure you understand for the record that if a future application comes in, it may require some reconstruction of the driveways?

SAMANTHA RYAN

Yeah, we are actually — We're fairly confident that we can give also 25 feet here. We're waiting on the spec for this vacuum equipment just to make sure that we can do that. I don't want to commit to it now, but we're really going to try before we go in for permit. And then yes, we're very aware that anything else that happens on the site is completely separate. It's going to be reviewed on its own. They no longer have any intent to try and cram three other drive-through pads on the site.

JUSTIN JONES

Thank you.

SAMANTHA RYAN

Everybody has agreed that that's not ever going to work. So, it'll either be one other kind of anchor style tenant or maybe two other users at most.

JUSTIN JONES

Great. Ms. Ammerman?

JENNIFER AMMERMAN

I just want to clarify the wall on the west property line will go up to almost 11 feet to the applicant's side.

SAMANTHA RYAN

Correct. 10 feet, 9 inches I think that is at —

JENNIFER AMMERMAN

Okay. So that'll just be part of the approval then.

MOTION

JUSTIN JONES

All right. With that, I'll go ahead and move for approval of agenda Items 25 and 26 with withdrawals of waivers 2, 3, 5A and 5B, and the additional conditions as stated here today.

MICHAEL NAFT

There's a motion. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes.

SAMANTHA RYAN

Thank you.

26. UC-25-0033-TOMPKINS PLAZA, LLC:

AMENDED HOLDOVER USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height (no longer needed); 3) increase maximum parking (no longer needed); 4) modify residential adjacency standards; 5) allow attached sidewalks (no longer needed); and 6) reduce throat depth.

DESIGN REVIEW for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone. Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 25).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Fence/wall along the west property line may be up to 11 feet high;
- 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- No drive-through access or conflicting movements to the north of the vehicle wash as determined by Public Works;
- Public Works may extend the throat depth for any driveway on Fort Apache Road and Tompkins Avenue to meet the standard based on future building additions to the site.

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 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.

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 #0038-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 27 and 28)

27. VS-26-0204-ELEGANCE RUSSELL, LLC:

VACATE AND ABANDON a portion of a right-of-way being Russell Road located between Stephanie Street and Boulder Highway within Whitney (description on file). JG/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 28).

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;
- 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.

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.

JENNIFER AMMERMAN

Next are Items 27 and 28, which could be heard together.

- Item 27, VS-26-0204. Vacate and abandon a portion of a right-of-way being Russell Road located between Stephanie Street and Boulder Highway within Whitney.
- Item 28, WS-26-0203. Waivers of development standards for the following: 1) reduce parking lot landscaping; 2) increase retaining wall height; and 3) reduce driveway throat depth. Design review for a proposed multi-family residential development on 6.12 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located north of Russell Road and west of Boulder Highway within Whitney.

MICHAEL NAFT

Good morning.

REBECCA MILTENBERGER

Good morning. Rebecca Miltenberger, 100 North City Parkway. I'm here this morning on behalf of the applicant. We are discussing a, pardon me, a affordable multi-family project on Russell and Boulder Highway. The project proposes 162 units comprised of a mix of one, two, three, and four bedroom

residences. The property will include five, three-story buildings along with a variety of amenities for the residents, including gated entry, a furnished clubhouse with fitness center and study rooms, as well as on the exterior, a dog park, a children's play area, about 40,000 square feet of open space, and a swimming pool. And we are also including a vacation for detached sidewalks along Russell Road as well as three other waivers. The landscaping waiver relates to the finger islands. Code requires one finger island per six parking spaces, or an alternative for facing parking aisles of one finger island every 12 spaces with an intense landscape buffer.

Here, we have a mix of covered as well as uncovered parking spaces. And on the uncovered parking spaces, which you can see shown in orange, the applicant is proposing one finger island every 10 parking spaces along the north side on the back of the property, which is where you have the longest collection of uncovered parking spaces. They are proposing an intense landscape buffer of 8 to 9 feet in front of those parking spaces, which we think satisfies the intent of the code of not having large areas of unshaded concrete. And then for the parking area near the entrance, this is adjacent to the dog park, which has additional trees to shade not only the parking area, but also the dog park. And overall, the property is providing 42% more trees than what is required, so they've tried to thoughtfully spread the trees out throughout the project to allow for sufficient shading.

The applicant is also seeking a waiver for increased retaining wall height on the eastern side due to the grade changes with the flood channel. They're seeking a waiver up to 5 feet. And then they're also seeking a waiver to reduce the throat depth for the primary driveway to 80 feet, and staff is recommending approval on both the retaining wall as well as the reduced throat up. And I'm happy to answer any questions that you have.

MICHAEL NAFT

Thank you. I'll open the public hearing at this time. Anyone wishing to speak, please come forward. Seeing no one, I will turn it over to —

AL ROJAS

There's somebody here. Hold on a second.

MICHAEL NAFT

Oh, excuse me.

AL ROJAS

My name is Al Rojas. I own property close to this area. I'm also part of an HOA (Homeowners Association). I like this project. I support it. I want to bring out some points that hopefully it'll help maintain the homeless. There's a lot of homeless in this area. What we're doing with a lot of the HOAs that we're working with, we're also part of a neighborhood watch program, we have a security company that drives around the peripheral because you might be open to having the homeless stay. I have to go look at it closer, but they may be trying to stay in your landscaping area.

And not only do they patrol the area, they also work with a junk removal service, so they're a one service stop. They go in there, they charge the HOA a fee, and then they also go in and take care of the ordinance part of the HOA. So, it's something that you may want to consider, or the Commissioner who is in charge of this area, may take into consideration. But we have found that in several HOAs that type of a service is working very well tied in with a security company. Thank you.

MICHAEL NAFT

Thank you. Anyone else wishing to speak? Seeing none, I'll close the public comment period and turn Items 27 and 28 to Commissioner Gibson.

JIM GIBSON

Thank you, Mr. Chair. When this property was before us a few years ago, we imposed a condition on the owner of the property that the three parcels, because there are actually three parcels, you're taking down one and developing it now, be fenced because of the homeless problem over there. That never happened, but I want to impose a condition. I'm imagining that you would do it anyway, but my condition would be that 60 days from today that there'd be erected a fence around the entirety of the parcel you're developing, that it remain there throughout construction. And that if there are any cuts or damage at all done to the fence prior to the completion of the project, it'll be immediately repaired. Is that an agreeable condition?

REBECCA MILTENBERGER

Yes. The applicant is going to work with the owner, and the applicant is agreeable to that condition.

MOTION

JIM GIBSON

Yeah. As it turns out, the speaker was correct. This is so important. This is a wonderful development for this site, and we struggle with the homeless in the area. Some changes have been made as to ownership of much of the area around it, and I think that we are going to get it in control, but it's critical that your client do his part. We're grateful. We're really excited about this project. It really needed to come forward. The throat depth issue is not an issue as I understand it. And so, because of all of that with that additional condition, I move approval.

MICHAEL NAFT

Thank you. There's a motion for approval. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes.

28. WS-26-0203-ELEGANCE RUSSELL, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) increase retaining wall height; and 3) reduce driveway throat depth.

DESIGN REVIEW for a proposed multi-family residential development on 6.12 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located north of Russell Road and west of Boulder Highway within Whitney. JG/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 27).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Fence shall be erected around the entirety of the property within 60 days;
- Fence shall remain in place throughout construction and if damaged shall be repaired immediately;
- Expunge the use permit, waiver of development standards, and design review of ZC-23- 0067;
- 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;
- Shall at financial closing, and recorded in first position, place a Declaration of Restrictive Covenants on the property restricting the affordability of the units to the ranges provided on the County's Approved Affordable Housing Certification, for a period of 50 years.
- 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Fire Prevention Bureau

- Applicant is advised 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 #0502-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

29. WS-26-0184-COUNTY OF CLARK(AVIATION) & HANGER 145-18, LLC LEASE:

WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.

DESIGN REVIEW for proposed aircraft hangars in conjunction with an existing office/warehouse and aircraft hangar complex on 12.7 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay. Generally located south of Reno Avenue and east of Haven Street within Paradise. JG/rg/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

- Drainage study and compliance;
- Full off-site improvements. Department of Aviation
- Applicant is required to file a valid "on airport" FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised 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 #0512-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1B WAS WITHDRAWN.

JENNIFER AMMERMAN

Next is Item 29, WS-26-0184. Waiver of development standards for modified driveway geometrics. Design review for proposed aircraft hangars in conjunction with an existing office/warehouse and aircraft hangar complex on 12.7 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay. Generally located south of Reno Avenue and east of Haven Street within Paradise.

LUCY STEWART

Good morning. Lucy Stewart, 1930 Village Center Circle, representing the Item. This is Reno here. This is on Reid Airport, Reid International Airport property. What we're doing — I have the Xs there so that it's not confusing where we are. So, we're the western edge of the airport west of the runways, and right now we're taking 14 small hangars that range in size about 3,200 square feet to 4,900 square feet and we're removing them and we're going to put three larger, slightly smaller than 25,000 square foot hangars. This basically comports what Reid Airport would like. As of today, Reid Airport is the fifth-busiest airport in the country, and with that and because of general aviation (GA), they would like as much as possible to get some of the smaller planes out to North Las Vegas or to the Henderson Executive Airport. This would allow for larger jets to come into the area and clear up some space on the runways, the taxiways for our guests that come to town.

We appreciate staff's, basically, Planning staff's recommending approval of the design review, but because of the waivers, the recommendation is for denial. When we first submitted, we eliminated these parking spaces along the north and pushed the buildings closer and had just a driveway. After getting the staff report, we realized that by doing that we eliminated the throat depth in this driveway and so we went back, designed it, and moved the buildings further south and are retaining these parking spaces along here. With that, that makes our throat depth better, and in essence, we're not touching any of the driveways. We're not touching this one and the one that's outside our scope of development. So, we're asking to keep the driveways, and that's why we have all these waivers is just because the current driveways do not comply with the Title 30 as of this date.

But I know one of the concerns was that this driveway that's going to service our site might be of concern because it's a little bit smaller in the radius that's like a foot off for safety. So, we actually went and met with the [Clark County] Fire Department (CCFD) to make sure that they would be all right with this. We have an email from them saying that that meets their standards, or they can live with that driveway. At TAB, we did withdraw waiver 1B, which is the throat depth one, but we still need the other ones because we're not really touching any of the driveways. We're not touching the landscaping, the driveways or anything. We appreciate TAB's recommendation for approval, and with that respectfully request your approval and happy to answer any questions.

MICHAEL NAFT

Thank you. This is a public hearing on Item 29. Anyone wishing to speak, please come forward. Seeing no one, I'll close the public hearing. Commissioner Gibson.

JIM GIBSON

Mr. Papazian, you've heard the discussion about driveway width and the throat depths?

ANTONIO PAPAZIAN

Thank you, Commissioner. As long as CCFD is okay with it, we're okay with it.

MOTION

JIM GIBSON

Okay, good. This is a project that is driven largely by the demand, right? The reality is that the GA airplanes are bigger than they used to be, and this enables handling of those. We care a lot about what happens at and around Reid International Airport. This is helpful and they're excited to have this occur. I therefore move approval subject to the TAB recommendation.

MICHAEL NAFT

There's a motion for approval. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes. Thank you.

LUCY STEWART

Thank you very much.

JIM GIBSON

Thank you.

30. WS-26-0191-LEAVITT HEIDI LEWIS & LANE JOSEPH:

WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements in conjunction with a proposed minor subdivision map on 15.06 acres in a CG (Commercial General) Zone and an RS80 (Residential Single-Family 80) Zone. Generally located south of Barlow Avenue and east of Rox Road within Moapa. MK/sd/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

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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 the property appears to have an existing septic system; please contact the Southern Nevada Health District with regards to modifying existing plumbing fixtures.

JENNIFER AMMERMAN

Next is Item 31, WS-26-0191. Waiver of development standards to waive full off-site improvements in conjunction with the proposed minor subdivision map —

MICHAEL NAFT

Ms. Ammerman, I think we missed Item 30.

JENNIFER AMMERMAN

I thought that's what I was reading. I'm sorry.

MICHAEL NAFT

You were probably reading the right one. I think you just said [Item] 31.

JENNIFER AMMERMAN

Oh, I apologize. I was reading [Item] 30, WS-26-0191. I'm sorry.

MICHAEL NAFT

Thank you.

JENNIFER AMMERMAN

I apologize. So, Item 30, WS-26-0191. Waiver of development standards to waive full off-site improvements in conjunction with a proposed minor subdivision map on 15.06 acres in a CG (Commercial General) Zone and an RS80 (Residential Single-Family 80) Zone. Generally located south of Barlow Avenue and east of Rox Road within Moapa.

LANE LEAVITT

Good morning. I'm Lane Leavitt, 1585 East Barlow Avenue, Moapa, Nevada. I'm here in regards of a couple waivers. I'm trying to divide — I bought this property four or five years ago, four years ago, in lieu of maybe dividing it and helping with the mortgage costs. It's 15.6 acres. I'm trying to split off the CG from the RS80. I'm here in waiver of the first one of the landscaping along 168 and landscape planning along 168 Rox Road and in front of my house on Barlow, which is RS80.

And also, the waiver — All I'm doing is just breaking the land up. I'm not developing it. I'm just looking for a waiver of the off-site improvements at this time. When it does maybe go to development, then we'd proceed with the off-site developments. All I'm looking to do is just break it up into three parcels, a minor subdivision. Yeah. Anyway.

MICHAEL NAFT

Thank you. That completes your presentation. This is a public hearing. I'll open the public comment period. Anyone wishing to speak, please come forward. Seeing no one, Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK

Thank you, Mr. Chairman. I believe the only thing that we have before us today is the waiver of the off-site. There's no waiver for landscaping or any of that, just so you're aware. So, if you're not planning to develop it, you don't have to put landscaping in today, right? Is that correct, Jen?

JENNIFER AMMERMAN

Right. Once the development comes in, I'll do it.

MARILYN K. KIRKPATRICK

So, you don't need the waiver today until you move forward. So and really for us, we recently just paved the Rox Road and Barlow area, so we support no off-sites because there is nothing else out there. Then the partial paving, you don't need because it's already paved, correct Antonio?

ANTONIO PAPAZIAN

Commissioner, it's been paved. However, it's not been accepted, so we're not sure if the paving is permitted. And when I look at his waivers, it's full off-site —

MARILYN K. KIRKPATRICK

It should be Clark County that did it, to be honest.

LANE LEAVITT

Public Works paved it.

MARILYN K. KIRKPATRICK

Listen, they called me every day for two years, and we got it done last year —

ANTONIO PAPAZIAN

However, the waivers are for partial paving, so he's not even waving all of the paving. It's partial paving. It says wave full off-sites and partial paving, so he would still be required to do the minimum requirement of paving if it's not accepted by Public Works. Does that make sense? No?

MARILYN K. KIRKPATRICK

Yeah, but — Well, it does make sense, but I just am like, wouldn't that come back into play when he actually developed it, or no?

ANTONIO PAPAZIAN

No, because he's doing a parcel map. When you look at the code and the definitions of a parcel map, it's considered development. So, the requirements of off-sites and all the requirements hit when you do a parcel map because you're subdividing and it's technically development.

MARILYN K. KIRKPATRICK

Okay. Well, I know we paved it. We, Clark County, paved it, so it should be accepted. I'll work on that later today.

ANTONIO PAPAIZIAN

Okay. I'll make sure —

MARILYN K. KIRKPATRICK

I just know it's on our list that we have out there. So, I'm going to go on a limb here and I'm going to waive, waiver A and waiver B, and then I'm going to address the partial paving because I believe that Clark County paved it, that it was on their list. So, right? We just did it this last year? And then the other piece of it is that you will have to do a drainage study when you come in to build it, but it won't be required at this time. We can't waive them, as many complaints as we get as flood out there, but once you start developing it, you will have to do that. What's that look, Antonio?

ANTONIO PAPAIZIAN

Sorry. He's conditioned to a drainage study because when you do a parcel map, there may be easements on the other parcels that he's subdividing that I would take easements today that's conveying flows. I may never see that again in the future.

MARILYN K. KIRKPATRICK

We're trying to be consistent out there because the drainage study is holding people up. For a lot of reasons —

ANTONIO PAPAIZIAN

He will have to do the drainage study with the subdivision of his land.

MARILYN K. KIRKPATRICK

Right. Right. So, he'll have to do that. At that time, you may have to give up easements. Before you plan something, it's best to come to Clark County because we wouldn't waive those easements. So, If I could give you an example, somebody bought some property along the river out there and then they were mad, and went above me on top of it. Commissioner, you'll remember, because they didn't want to give up the easements along the river, and that's what happens to us. They said, "We'll sell them to you," and I'm not interested in buying them, but it impacts the entire flooding system out there. So, I just want to be clear that if I defer the drainage study today, you will be subject to easements.

ANTONIO PAPAIZIAN

Commissioner, if we defer the drainage study today, I will not get the easements that's required on each one of these parcels for the future. The drainage study is going to show where the flows are conveyed and I will take easements at that time. So, the drainage study needs to happen now with the mapping of the parcel.

MICHAEL NAFT

And if I could, Commissioner, that's how we've always —

MARILYN K. KIRKPATRICK

Can I trail this for a couple of minutes? Can I trail this just so I could work with Antonio on this?

MICHAEL NAFT

Yeah. Do you need a motion to trail it? We're just going to trail Item 30 towards the end of the meeting. If you want to have a seat and maybe step over to the side, we'll bring you back up shortly.

(Trailed and heard after Item 31)

JENNIFER AMMERMAN

And then Commissioner, you want to go back to Item 30?

MICHAEL NAFT

Commissioner Kirkpatrick, we'll let you take it from here.

MOTION

MARILYN K. KIRKPATRICK

Okay. With that, Mr. Chairman, I'm going to make a motion to approve Item number 30, allowing waivers 1A and 1B, and just clarifying that Public Works and I will verify that the partial paving has already been met, and if not, the applicant is aware that it will be required in the future, and then we'll leave the drainage study where it is. Okay.

MICHAEL NAFT

Very good. There's a motion. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes. Thank you.

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

31. PA-26-700006-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) on 1.25 acres. Generally located north of Pyle Avenue and east of Arville Street within Enterprise. JJ/gc (For possible action)

ACTION: APPROVED (RESOLUTION R-5-20-26-2; COMPANION ITEMS 32, 33, 34, AND 35).

JENNIFER AMMERMAN

Next are Items 31 through 35 that can be heard together.

- Item 31 is PA-26-700006. Plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) on 1.25 acres. Generally located north of Pyle Avenue and east of Arville Street within Enterprise.
- Item 32, ZC-26-0081. Zone change to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street within Enterprise.

- Item 33, VS-26-0082. Vacate and abandon easements of interest to Clark County located between Pyle Avenue and Le Baron Avenue, and Arville Street and Hinson Street (alignment) within Enterprise.
- Item 34, WS-26-0083. Waivers of development standards for the following: 1) reduce throat depth; and 2) reduce departure distance. Design review for a proposed restaurant on 1.25 acres in a CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street within Enterprise.
- [Item] 35, TM-26-500022. Tentative map consisting of 1 commercial lot on 1.25 acres in a CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street within Enterprise.

MICHAEL NAFT

Thank you. Good morning.

ROBERT CUNNINGHAM

Good morning. Robert Cunningham, 6030 South Jones Boulevard with Taney Engineering representing the applicant. First, I'd like to give a little bit history about this. We had prior to this about a year ago, maybe a little less than a year ago, brought before the Board an application to develop this with a conforming zoning, six residential lots on the property. Through the course of process of that, many neighbors did not want that to be developed there. There were various different reasons, so it was decided at that time to bring back a commercial proposal, which is what we have before you today. So, kind of a little unusual, but we had withdrawn the previous application and filed what you see here today.

Our site is located right at the intersection of two 80-foot streets. Running north-south is Arville, running east-west is Pyle. It's approximately 1.25 acres. It's currently master planned up to, I believe it's five units per acre, and we're asking for a zone change for CG. There's no CG zoning in this entire middle of the area. There is some pockets of CG along the external portion of it, but we're asking for a commercial development to be proposed on the site. This is a proposed restaurant tavern to be located on the site. This site is an 80-foot-80-foot intersection. It'll be signalized. The other quadrants of the intersection have some of the infrastructure in for the future signal. The building's located as close to the intersection as possible. With that, we were able to buffer and put in all required buffering that's required for adjacent residential. Because of the grades and the difference in the way this works, we're able to work better with the grades and the elevation of the property so that it led to having less differential in heights from the adjacent property. Not asking for any waivers of wall heights or anything with this application. Here's the proposed landscape plan showing all of the required trees and the intense landscape buffering along the north and along the east boundary.

We also will be putting in an 8-foot code-required solid CMU wall along this property line, so that's something also that helps buffer the adjacent property. We've strategically located our driveway here to line up with, and I'll show you another exhibit, the cul-de-sac head here even though we have an 8-foot-high wall. This way, if there is any accidental light spill over that wall, it aligns with the street, which already has lights going on it, and not into residential homes. We also lined up the trash enclosure to be located in that area. The proposed building has the main entrance located as far away from the residential property as possible in this corner. There are no doors along this side of the building. This is a single-story building with various heights. It starts out at just under 20 feet in height along the adjacent residential property line and then steps up about 15 feet into it to a height of about 24 feet. The adjacent single-story residential homes vary in heights from 19 to about 22 feet in height, so we find this to be very compatible in nature and height to them.

Here's the proposed floor plan of the building. As I indicated, the front door is located here along the side where the residential is located. There are no windows, no doors, and the closest door is located right here, right around the corner for emergency exit only. The edge of the building that will face the residential is broken up into various different color schemes. This is a black and white exhibit, but you can see the different shading patterns representing different textures, and stone, and different materials. Also, the roof height, as I had indicated, will elevate once it gets past this point, and you can see that on the north elevation as it jumps up like that in height. This is just the trash enclosure, showing you it's a typical trash enclosure proposed.

With this, we're proposing to vacate patent easements that go along the north and the east side of the property. Here's the one lot tentative map. This exhibit shows the cul-de-sac and the driveway alignment, as you can see. They align even though there will be an 8-foot-high wall between the two properties. I just wanted to point that out as I think that's an important design characteristic. And then this is the cross section showing that we're not needing any height, fill, waivers at all, and we're able to comply with code. The TAB recommended approval of most of the application. The Planning Commission approved most of the application. I would respectfully ask for this Board to approve it as well and be happy to answer any questions you have. Thank you.

MICHAEL NAFT

Thank you very much. At this time, I'll open the public comment period on Items 31 through 35. Anyone wishing to speak, please come forward. Seeing no one. Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. Oh, sorry.

MICHAEL NAFT

Sorry. Excuse me. Good morning.

TONORA GONZALEZ

Good morning. Tonora Gonzalez. Do I need to state my address?

MICHAEL NAFT

No, your name is sufficient.

TONORA GONZALEZ

Okay. Just quick question for you. Do we know the tenant or the hours yet?

MICHAEL NAFT

He can't respond to you, but perhaps we'll bring him back up.

TONORA GONZALEZ

All right. That was just the neighboring question, is we're curious on hours. Our biggest concern is something like a PT's, where we're looking at a 24-hour drinking facility. We're very much open to a restaurant with a bar like a Nudo, it's Italian restaurant down the street, but that's the only kind of big concern the neighborhood has right now. Thank you.

MICHAEL NAFT

Thank you. Anyone else wishing to speak, please come forward. Seeing no one. Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. This has a long history. I met on site with many of the neighbors, along with Mr. Cunningham, back last year, and this is the culmination of the request by the neighbors. They would prefer a commercial facility there and something like a tavern. Can you answer the question from the neighbor about hours of operation?

ROBERT CUNNINGHAM

Sure. Right now, there's no tenant proposed. It's proposed to be a restaurant with the option for tavern. Currently, they're trying to —If this does get approved, they will try to pursue moving forward finding someone to lease the property.

JUSTIN JONES

Okay. With regards to agenda Item 32, can you clarify whether CG is necessary for a tavern or whether CN would be sufficient?

ROBERT CUNNINGHAM

Can I ask staff to clarify that?

JUSTIN JONES

Yes.

ROBERT CUNNINGHAM

Thank you.

JENNIFER AMMERMAN

Commissioner, we no longer list tavern or any alcohol-related uses, so we just treat it as an eating and drinking establishment. So that's allowed in CN or CG.

JUSTIN JONES

Okay. All right, then I'm going to propose. I know that the TAB has suggested that I'm going to propose to change the request from CG to CN, because CG obviously allows a lot of uses that I think would be incompatible with that area, if that's okay.

ROBERT CUNNINGHAM

Yeah, that's acceptable. Thank you.

MOTION

JUSTIN JONES

Okay. All right. With that, I would go ahead and move for approval agenda Items 31 through 35 with the modification of Item 32 to CN rather than CG.

MICHAEL NAFT

You heard the motion. Go ahead and cast your vote.

VOTE

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

MICHAEL NAFT

The motion passes. Thank you.

ROBERT CUNNINGHAM:

Thank you.

32. ZC-26-0081-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS: ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street within Enterprise (description on file). JJ/gc (For possible action)

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Reduction to CN Zoning.

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 #0455-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

33. VS-26-0082-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Le Baron Avenue, and Arville Street and Hinson Street (alignment) within Enterprise (description on file). JJ/md/cv (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 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle Avenue, 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 and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

34. WS-26-0083-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

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

DESIGN REVIEW for a proposed restaurant on 1.25 acres in a CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street within Enterprise. JJ/md/cv (For possible action)

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle Avenue, 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0455-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

35. TM-26-500022-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

TENTATIVE MAP consisting of 1 commercial lot on 1.25 acres in a CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street within Enterprise. JJ/md/cv (For possible action)

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle Avenue, 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0455-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 36, 37, 38, 39, and 40)

36. PA-26-700008-FINLEY, DAVIS W. & NANCY N.:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.91 acres. Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/gc (For possible action)

ACTION: APPROVED (RESOLUTION R-5-20-26-3; COMPANION ITEMS 37, 38, 39, AND 40).

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.

JENNIFER AMMERMAN

Next are Items 36 through 40, which can be heard together.

- Item 36 is PA-26-700008. Plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.91 acres. Generally located north of Patrick Lane and west of Topaz Street within Paradise.
- Item 37, ZC-26-0126. Zone change to reclassify 2.91 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an IP (Industrial Park) Zone. Generally located north of Patrick Lane and west of Topaz Street within Paradise.
- Item 38, VS-26-0125. Vacate and abandon a portion of a right-of-way being Patrick Lane located between Euclid Street and Topaz Street; and a portion of a right-of-way being Topaz Street located between Patrick Lane and Oquendo Road within Paradise.
- Item 39, WS-26-0127. Waivers of development standards for the following: 1) eliminate and reduce buffering and screening; 2) modify residential adjacency standards; 3) reduce throat depth; and 4) reduce departure distance. Design review for a proposed industrial development with outdoor storage yards on 2.91 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Patrick Lane and west of Topaz Street within Paradise.
- Item 40, TM-26-500031. Tentative map consisting of 1 industrial lot on 2.91 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Patrick Lane and west of Topaz Street within Paradise.

MICHAEL NAFT

Thank you. Good morning.

JUSTIN SHOURED

Good morning. How are you?

MICHAEL NAFT

We're great. Thank you.

JUSTIN SHOURED

I'm Justin Shouhed with Chosen Development. I'm here to present a commercial industrial project. I'm looking at building approximately four 10,000-square foot buildings with a key component of outside storage behind enclosed secured gates. Not exactly sure of who's going to occupy yet, but I imagine — I'm a contractor myself, and there's a huge need in the valley here for the yard component. As nobody's building them, they're always trying to maximize site square footage, so I want to make sure that — That's the main reason I'm going for this. I have some colored renderings here of what the project's going to look like, making sure that the height and the parapet is going to fully hide everything from all angles. All of my waivers that I submitted are basically to help facilitate this outside storage component to this.

I've been in contact with the neighbor here who's mainly affected. The other two majority are vacant parcels currently owned by the county. Clark County Aviation that came up for auction. They were marketing that as industrial land even though it's owned for residential. They marketed it as best use to be industrial, so more than likely, future development will be industrial there based on the area and the overlays there. I do have a letter of support from the main impacted neighbor. I've been working with them consistently, going over designs and explaining what I'm doing, and they've been great to work with and are in full support of my project. I'd be glad to answer any questions you guys have. Other than that, I just respectfully ask for approval on my project.

MICHAEL NAFT

Thank you. This time, I'll open the public hearing on Items 36 through 40. Anyone wishing to speak, please come forward. Seeing no one. Commissioner Gibson.

JIM GIBSON

Thank you. You've supplied us a letter from one of the neighboring landowners, is that right?

JUSTIN SHOUHED

Yes, sir. The main one that's affected on the back corner here. They have my number. We've been in communication constantly through this process. It's right here on the front. I can submit that to record so you guys have that, that they're in full support of everything.

MOTION

JIM GIBSON

Yeah. Thank you, so the Planning Commission understood a little better, and I move approval subject to Planning Commission conditions.

MICHAEL NAFT

There is a motion for approval. Please cast your vote.

VOTE

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

JIM GIBSON

Thank you.

JUSTIN SHOUHED

Thank you. Appreciate it.

MICHAEL NAFT

The motion passes.

37. ZC-26-0126-FINLEY DAVIS W. & NANCY N.:

ZONE CHANGE to reclassify 2.91 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an IP (Industrial Park) Zone. Generally located north of Patrick Lane and west of Topaz Street within Paradise (description on file). JG/gc (For possible action)

ACTION: APPROVED (COMPANION ITEMS 36, 38, 39, AND 40).

CONDITIONS OF APPROVAL –

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.

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

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.

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 #0427-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

38. VS-26-0125-FINLEY, DAVIS W. & NANCY N.:

VACATE AND ABANDON a portion of a right-of-way being Patrick Lane located between Euclid Street and Topaz Street; and a portion of a right-of-way being Topaz Street located between Patrick Lane and Oquendo Road within Paradise (description on file). JG/jam/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 36, 37, 39, AND 40).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

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.

39. WS-26-0127-FINLEY, DAVIS W. & NANCY N.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce buffering and screening; 2) modify residential adjacency standards; 3) reduce throat depth; and 4) reduce departure distance.

DESIGN REVIEW for a proposed industrial development with outdoor storage yards on 2.91 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/jam/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 36, 37, 38, AND 40).

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

Public Works - Development Review

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

Department of Aviation

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

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.

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 #0427-2026 to obtain your POC exhibit.; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

40. TM-26-500031-FINLEY, DAVIS W & NANCY N:

TENTATIVE MAP consisting of 1 industrial lot on 2.91 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/jam/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 36, 37, 38, AND 39).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- The map shall not include directional prefixes;
- The street suffixes shall be spelt out.

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.

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 #0427-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 41, 42, 43, 44 and 45)

41. PA-26-700011-CIMMARON SPRING DEUX, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.43 acres. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise. JJ/rk (For possible action)

ACTION: HELD TO JUNE 17, 2026, PER THE APPLICANT (COMPANION ITEMS 42, 43, 44, AND 45).

JENNIFER AMMERMAN

Next are Items 41 through 45 that can be heard together.

- [Item] 41 is PA-26-700011. Plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.43 acres. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise.
- Item 42, ZC-26-0139. Zone changes for the following: 1) reclassify 2.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise.
- Item 43, VS-26-0140. Vacate and abandon easements of interest to Clark County located between Shelbourne Avenue and Camero Avenue, and between Warbonnet Way and Miller Lane; and a portion of right-of-way being Miller Lane located between Shelbourne Avenue and Camero Avenue within Enterprise.
- Item 44, WS-26-0141. Waivers of development standards for the following: 1) modify residential adjacency standards; and 2) reduce street width. Design review for a proposed single-family residential subdivision on 2.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise.
- Item 45, TM-26-500034. Tentative map consisting of 12 single-family residential lots and common lots on 2.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise.

MICHAEL NAFT

Good morning.

ROBERT CUNNINGHAM

Good morning. Robert Cunningham, 6030 South Jones Boulevard with Taney Engineering representing the applicant. Our site is approximately 2.5 acres located off of Miller and Shelbourne on the southwest corner. We're in an area where there is RS3.3 zoning, smaller lots developed directly across the street from us, vacant property to the north, vacant property to the south, and then developed RNP (Rural Neighborhood Preservation) 0.5 acre lots all the way to the west and to the south of this. This is a site location right here. As you can see, the RS3.3 is right here. This is the RNP area here. We're right on the edge in the RNP. What we're requesting is similar to what this site has over here, which is RS5.2, just surrounded by RNP as well. This is a site location. We're asking to be able to develop this at the same density that adjacent properties to the RNP have developed at, going from and transitioning from eight units per acre down to five down to two. This is an elevation or a street image of what is directly across the street to us that our subdivision would be sharing the same entry street with.

This is another picture of that same street. As you can see, this is where the site is located, right here in this area. Adjacent to it on the other side, as you can see, is the RNP area behind here. Just another view of the street. Here's the proposed development. It consists of one private cul-de-sac dead-end street with access off of Miller. Full off-sites are being proposed all the way around the development. As I indicated to the south and the north, the sites are not developed yet. To the west is an RNP horse property currently. It's believed that, at some point in time, this probably would develop at two units per acre. We've buffered this with only two lots. We have the 10-foot minimum setback requirement on these two lots as well. We have street access off of Miller where the adjacent subdivision has homes fronting it. There's currently cars that park up and down Miller. We're not going to be impeding the ability for them to park on the street. Parking on the street would be enhanced because there would even be additional pavement where they could come in and complete the street improvements and park along the street as well.

We have proposed single-family residential lots with all two-car driveways, two-car garages that are proposed, full off-sites with curb, gutter, sidewalk matching what's adjacent to us here, and we're proposing curb, gutter, sidewalk on Shelbourne as well. Full landscaping would be put in adjacent to Shelbourne and adjacent to Miller, meeting all code requirements. We're requesting to vacate a portion of Miller Street, and that's what this is showing. Working with Public Works, there's a transitional taper, taking Miller from a 48-foot-wide right-of-way to a 60-foot right-of-way. We're not asking for any fills, retaining wall height waivers, or anything. The site sections are showing that we're working with the land and working to make this the best elevations tied to the land as best we can.

There's two current proposed plans. They're both single-story. Toll Brothers is the proposed builder for it. The first plan is 2,029-square feet. As I indicated, two-car garage. They have three bedrooms in both plans. They also have included within the footprint of the buildings a standard the outdoor living area, which is approximately 10 x 12 on both of the units. Here's some elevations. They come in four different elevations for each home. Here's the other plan that's approximately 2,300-square feet in size. Again, three bedrooms with the built-in living outdoor area built within a two-car driveway, two-car garage for each of the homes. All single-story in nature, the homes in height range from 17 feet to about 20 feet in height. I'm going to conclude my presentation and be happy to answer additional questions. Thank you.

MICHAEL NAFT

Thank you. This is a public hearing on Items 41 through 45. If you're wishing to speak, please come forward.

STEVE SMALL

Steve Small.

MICHAEL NAFT

Thank you.

STEVE SMALL

8565 South Warbonnet Way.

MICHAEL NAFT

I'm just going to note that there are two microphones. If you're looking to speak on this item, please come all the way forward. Go ahead, sir.

STEVE SMALL

Okay. I'm against this mainly because what's not explained is that this is directly against gymkhana horse property with boarded. That's just to the west of this property, and if you do put in these houses in the RNP, you know what's going to happen. They're going to start screaming about horses. I thank you much.

MICHAEL NAFT

Thank you.

STEVE SMALL

Also, if he does want to reduce that street to 48 [feet], back in 1963, in the Blue Book, when we coordinated between Henderson, North Vegas, Las Vegas, and County to straighten out all the streets, make them all the same size. You don't need to reduce it to 48 [feet]. Thank you very much.

MICHAEL NAFT

Thank you. Next speaker.

DARRYL VICTORIAN

Hi. My name is Darryl Victorian. I live directly behind this property. It affects my horse property and my horses. I've been there almost 10 years now and our ownership group is extremely opposed to this. This fundamentally changes what was promised to us when we moved in this area, that this would be preserved for equestrian use, low density, low lighting, low traffic. This is indirect contradiction to that. Thank you.

MICHAEL NAFT

Thank you. Good morning.

ANDREW AQUNIA

Yeah. 8460 Warbonnet Way. Today, I'm here as a homeowner. I live about (inaudible) property. I'm not here (inaudible). This property is in the RNP. The request (inaudible) in the middle of the RNP. It's not (inaudible) 7.5 acres at the border of this property. It's a riding stable with about 10 horses (inaudible). One home right here (inaudible). Now, barely fit two cars here. I think you need that additional (inaudible) better map that does show the depth.

MICHAEL NAFT

Can you just bring that microphone closer to you?

ANDREW AQUNIA

Sorry. This is all RNP area in the green. The 5.2 category, again, this is Buffalo, major arterial. There is the higher density along Windmill and the major arterials. I don't think it's appropriate right in the middle of the RNP. Oh, I do have some opposition cards from other neighbors that live in north and to the south that weren't able to attend. I'll go ahead and give those to staff. Those are from three other neighbors, including my protest cards. There's four, and I think when I looked online, there was an additional 13 other protest cards different from the others.

MICHAEL NAFT

Thank you.

JASON ERICKSON

Jason Erickson, echoing what Andrew said. Also representing five other community residents there, opposing the RPN change, RNP change. So, not opposing the development of that, but obviously, the two houses per acre is what we'd like to maintain there, and maintaining that RS20 rather than the RS5.2, I believe it is pretty essential along with the RNP, so appreciate you.

MICHAEL NAFT

Thank you.

VINCE AIELLO

Vince Aiello here as a homeowner, an attorney here in town. I work with Spencer Fane. I live just across from this development, first property there, has got a two-acre parcel. The development directly affects everyone in this community. The issue with the build out for high-density in the area is the traffic, and the cars, and the effect it has on the kids that are in the area, including (inaudible). As you increase the

density, obviously, we have on-street parking, and the problem that we often see is that (inaudible). Curve as what we purchased and that area has been designated as RNP for years, and we want to maintain that integrity (inaudible).

MICHAEL NAFT

Thank you.

STEVE KING

Steve King, 8022 Hamilton Mountain Court. I'm kitty corner to the horse property there. This has been promised to us as RNP area. It is RNP, and as a matter of fact, that area there is really considered a buffer zone at minimum for the RNP. I've owned my property for a little over eight years, and this is, I believe, the third or possibly the fourth time that I've come before, you know, through the process to see if we can fight getting any of this high-density or higher-density stuff placed in that particular area in general, so that seems like it's an ongoing issue. We do feel that this should remain RNP, and I appreciate your time. Thank you.

MICHAEL NAFT

Thank you. Anyone else wishing to speak on Items 41 through 45? Seeing no one. Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. Thank you to the applicant for the presentation. I met with you quite some time ago and thought that there might be opportunity for a transition area over there. Unfortunately, as a result of the substantial opposition, the denial by both Planning Commission and TAB, I'm not comfortable with approving the density as requested, and so my recommendation would be for denial of agenda items 41 through 45.

ROBERT CUNNINGHAM

Commissioner?

JUSTIN JONES

Yeah.

ROBERT CUNNINGHAM

Can I ask you a question?

JUSTIN JONES

Yes.

ROBERT CUNNINGHAM

Is there any way I could hold it for 30 days to see if we could revise any of the application and come back in 30 days and either withdraw it then or have it move ahead with a different plan?

MOTION

JUSTIN JONES

Yes, that's fine. I'll accept it. I'll make a motion to hold this item for 30 days then.

ROBERT CUNNINGHAM

Thank you.

MICHAEL NAFT

There's a motion. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes.

ROBERT CUNNINGHAM

Thank you.

JENNIFER AMMERMAN

And that's for, until June 17 for 30 days.

MICHAEL NAFT

Thank you.

42. ZC-26-0139-CIMMARON SPRING DEUX, LLC:

ZONE CHANGES for the following: 1) reclassify 2.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise (description on file). JJ/rk (For possible action)

ACTION: HELD TO JUNE 17, 2026, PER THE APPLICANT (COMPANION ITEMS 41, 43, 44, AND 45).

43. VS-26-0140-CIMMARON SPRING DEUX, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Camero Avenue, and between Warbonnet Way and Miller Lane; and a portion of right-of-way being Miller Lane located between Shelbourne Avenue and Camero Avenue within Enterprise (description on file). JJ/rg/cv (For possible action)

ACTION: HELD TO JUNE 17, 2026, PER THE APPLICANT (COMPANION ITEMS 41, 42, 44, AND 45).

44. WS-26-0141-CIMMARON SPRING DEUX, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce street width.

DESIGN REVIEW for a proposed single-family residential subdivision on 2.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise. JJ/rg/cv (For possible action)

ACTION: HELD TO JUNE 17, 2026, PER THE APPLICANT (COMPANION ITEMS 41, 42, 43, AND 45).

45. TM-26-500034-CIMMARON SPRING DEUX, LLC:

TENTATIVE MAP consisting of 12 single-family residential lots and common lots on 2.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise. JJ/rg/cv (For possible action)

ACTION: HELD TO JUNE 17, 2026, PER THE APPLICANT (COMPANION ITEMS 41, 42, 43, AND 44).

46. ZC-25-0833-A & J RENTALS, LLC:

HOLDOVER ZONE CHANGE to reclassify 1.62 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor (description on file). TS/gc (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 5, 2026, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

47. VS-25-0835-A & J RENTALS, LLC:

HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Fogg Street located between Bonanza Road and Linden Avenue within Sunrise Manor (description on file). TS/sd/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 5, 2026, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

48. WS-25-0834-A & J RENTALS, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce lot area; and 3) increase retaining wall height.

DESIGN REVIEW for a proposed single-family subdivision on 1.62 acres in an RS10 (Residential Single-Family) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/sd/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 5, 2026, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

49. TM-25-500200-A & J RENTALS, LLC:

HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots on 1.62 acres in an RS10 (Residential Single-Family 10) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/sd/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 5, 2026, PER THE APPLICANT.

50. ZC-26-0157-LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.:

HOLDOVER ZONE CHANGE to reclassify 2.82 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley (description on file). JJ/rk (For possible action)

ACTION: DENIED, WITHOUT PREJUDICE.

JENNIFER AMMERMAN

Next are Items 50 and 51, which can be heard together.

- Item 50, ZC-26-0157. Holdover zone change to reclassify 2.82 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley.
- Item 51, UC-26-0158. Holdover use permits for the following: 1) a banquet facility; and 2) outdoor dining, drinking, and cooking. Waivers of development standards for the following: 1) attached sidewalks; and 2) alternative driveway geometrics. Design review for a commercial building on 2.82 acres in a CG (Commercial General) Zone. Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley.

MICHAEL NAFT

Good morning.

NANCY AMUNDSEN

Good morning. My name is Nancy Amundsen, 520 South 4th Street in Las Vegas. I am here to represent Items 50 and 51, which is for the Elks Lodge of Las Vegas. The Elks Lodge had been on Charleston for decades, and their membership dropped substantially. They used to have 2,800 members. They are down to around 300 members, so of course, in 2022, they sold their old lodge, and they purchased this facility in hopes of building a smaller facility. The reason for the rezoning, again, is because an Elks Lodge under today's code is considered a banquet facility. Under the last code, and I will take my blame for that, under the last code, it was considered a club. However, they've been put together, and Elks Lodges are specifically called out in the definition of banquet facilities, so that's why it's here before you for zone change to CG and for the Elks Lodge itself. North of this site is a imaging center. On the other side of Palmyra is a Baptist church, the site and you'll hear from the neighbors, the site to the west and across Rainbow is RNP. We're not asking for a non-conforming zone change. It was always anticipated that there would be commercial along this, but the reason that we need the rezoning to CG is because this is a request for a banquet facility, which is what the Elks Club today is defined at.

There are two waivers that are requested. One is for alternative design, which is for this entrance, and actually, it's an exit. They would not having anyone coming in off of Rainbow. The Rainbow would be exit only. There's a median. They would have an entrance off of Palmyra and they would want the circulation to be entering off of Palmyra, leaving off of Rainbow. But of course there is an exit onto Palmyra to make it a full intersection. There had been discussion about making it left turn only so that it would send people back to Rainbow. We would be willing to work with Public Works to figure out a way to make it that way, but signage, everything, people have a tendency to go the way they want to go. So, we would encourage the Elk members to come in off of Palmyra and leave off of Rainbow, but to guarantee that because of human nature, it does not make sense. The other waiver that we're requesting is for attached sidewalks. I know that this Board and I see Commissioner Naft looking at me, I know that this Board prefers, wants to

have detached sidewalks. We proposed attached along Palmyra and we would be willing to change it because we have the right amount of landscaping. The issue is Rainbow. Rainbow is a state road. It is right now under reconstruction. They're doing all of these upgrades along Rainbow and to try to get the state to allow us to vacate would be nearly impossible. Public Works can step in on that. But the Palmyra, if the Board so chooses, we would come back in for the vacation and we would be willing to make it detached.

The one point I'd like to make is at the end of this property, there are no sidewalks. You're right into the RNP. So, there's no drains, gutter, sidewalks, streetlights, or anything past this property. So just to let you know. We propose an 8-foot wall, which is code on the west side of the property because we have residential here. We're proposing not only the required landscaping, but more landscaping along this site. Because the Elks is a 501(c)(8) and because it's under NRS (Nevada Revised Statutes) 651, it is not subject to a lot of the requirements that you would find for other banquet facilities, shall we say. In discussions with staff and looking at the site, the Elks would like to have the opportunity to allow their members only to have RVs (Recreational Vehicle) coming into the site. So that's why you see it also accessory RV parking. It is not an RV park because it is for members only. So those are a couple of the things, but I know one of the concerns of the neighbors is the RV parking. The other concerns the neighbors had was with the building itself. The original plans just showed open area. They had not honed what the inside would look like. So, the neighbors were concerned that you had 10,000 square feet, it would be a banquet facility and there would not be enough parking.

As of last Thursday, this is the concept that they are looking at where the banquet area would be here. The rest of it would be just for Elk's members. So, it would be 2,870 square feet for the banquet. The rest is for the Elks Club, which used to be defined in the code. In addition, when the neighbors saw the renderings, they weren't as bright and glossy as they should be, but we wanted to show you what the concept would be. It would be more of a rustic type facility. This would be the banquet area. The original renderings did show the stone facade, but again, it wasn't as clear. And so, this is what is being proposed for the site. I do have Elk's members here. We also have someone that would talk about how North Las Vegas runs their RV parking. I also have some, I guess you could say, requested conditions that would be put on this if it was approved.

We would like to add a two-year review for the accessory RV use. We would like to have a condition; there would be no use of generators by the RVs. That was a concern because generators can be noisy. We would like to place a limitation of eight RVs on site for any night until there is a review and then the Board can either make it go up or go down, but we would like to limit it to eight RVs on site for any one night. Limit of seven-night maximum stay for any RV. The scheduled lodge hall hours will be 9 a.m. to 9 p.m. All parking for events must be accommodated on site with no parking for the lodge to spill onto adjacent roadways. And although we did not ask for it, there was a question as to whether we would have amplified sound. We would not, so we would request you make a condition. There'd be no amplified outside sound or outside live entertainment. I will come back and we will address any questions that we have, but I'd like to let the neighbors have their opportunity to speak.

MICHAEL NAFT

Thank you. This is a public comment period. Anyone wishing to speak, please come forward. There are two microphones if you'd like to line up at each. When you come to the microphone, state your name for the record and you may speak for up to three minutes. Yeah, thank you.

LISA SKUROW

Hi. My name is Lisa Skurow, 6245 Edna Avenue, Las Vegas 89146. I live in the neighboring RNP, Section 11. I'd like to remind the Commissioners that this was opposed unanimously in the TAB and also by Planning. I would like to thank the neighbors for coming together at the TAB meeting. We had a standing

room only crowd and I think there were 41 opposed and 3 from the Elks Lodge that would approve of this project. There are neighbors directly behind this property that are RNP that may have horses that have been established in that neighborhood. And to have eight or one or however many RVs they want to have to allow Elks members to come and camp at their lodge for however long with as many people in an RV that it will handle is just absurd and hopefully you'll understand that. I just want to thank the neighbors for all coming out to the TAB and I oppose this. Thank you. Thank you for your time.

MICHAEL NAFT

Thank you. Good morning.

DIANE HENRY

Good morning. Diane Henry, H-E-N-R-Y. I strongly oppose an unprecedented zone change in this office professional corridor. CG zoning would set a dangerous standard for future commercial development directly adjacent to homes all along this section of Rainbow and likewise Jones. Even CN zoning would be inappropriate by regulation as this will not serve the neighborhood.

Both staff analysis and TAB recommended denial due to direct adjacency to residential neighborhoods without an effective buffer as well as concerns about traffic, noise, and impacts to nearby homes on both sides of Rainbow. The applicant claims this banquet facility will have minimal impact because it's members only, but it won't truly be limited to members. Non-members can rent it and access the property through member referrals, and it is still a 10,000 square foot facility no matter how they divide it up and capable of hosting hundreds for weddings, parties, and large events. Even if county parking minimums are technically met, overflow parking and RVs will unavoidably spill onto neighborhood streets.

The applicant also argues there are private fraternal organizations so exempt from certain zoning requirements, but nowhere in statute are private clubs exempt from local zoning laws. The cited statute NRS 651.060 relates only to non-discrimination requirements for public accommodations. It does not override zoning regulations, nor permit overnight RV stays or living with electrical hookups in this zone, Palmyra.

In 2023 for a previous application on this parcel, access from Palmyra was denied. So, what's changed to make this suddenly safe and acceptable? There are no meaningful traffic-calming measures, sign, whatever, that would protect Section 10 residents from increased traffic in fear of DUIs (Driving Under the Influence) on this neighborhood street. The prior applicant was instead allowed up to two driveways on Rainbow, which was considered safer and less impactful than Palmyra. This commercial enterprise would impact two well established neighborhoods with more than 1,500 homes. Longstanding communities where we've invested years and decades into our homes and our quality of life. As staff has acknowledged, this area deserves the protections intended by RNP designation. There are no conditions or restrictions that will adequately prevent serious neighborhood impacts here. The Elks are fine, but these plans are not appropriate here and I respectfully ask that this application be denied. Thank you.

MICHAEL NAFT

Thank you very much. Good morning.

JENNIFER HARDMAN

Jennifer Hardman, 7325 Palmyra Avenue. I'm speaking on my behalf and 93 neighbors that signed the petition that you have copies of. We oppose the requested zone change, special use permits, and waivers of development standards for the Elks Lodge. I would like to focus on three key issues, public safety, compatibility, and enforceability. My primary concern is the impact to traffic and safety along Palmyra.

This corridor has already heavily used as a high speed cut through between Buffalo, Rainbow, and Monaco estates. Over the past several years, there have been at least seven serious accidents, including a high-speed hit-and-run that caused significant damage to property. Under Clark County Unified Development Code: Title 30 developments must demonstrate that they will not create unsafe traffic conditions or negatively impact the surrounding roadways.

This proposal introduces an RV park, banquet facility, outdoor dining, and alcohol service, increasing traffic, late night activity, and impaired driving risk. The subject property is located within Section 10, residential community intended to preserve low density rural culture character. Clark County Code requires that new uses be compatible with surrounding development and not detrimental to public welfare. This project introduces transient occupancy events, late night activity, which are incompatible with the surrounding neighborhood. Even with conditions, enforcement over time is uncertain. The Henderson Elks RV Park experienced issues, including inoperable vehicles, debris, and code violations causing them to shut down in 2024. There are also nationwide examples of compliance and safety issues involving similar Elk facilities, including liquor law violations and even violence. Clark County Code requires denial if a use cannot operate consistent with public health, safety and welfare.

This decision comes down to risk versus responsibility. This project requires zone change, special use permits, waivers, indicating it does not naturally fit in the location. If there's doubt about safety, compatibility, or enforceability, the responsible decision is to deny. I respectfully ask that you recommend denial. Thank you so much for your time.

MICHAEL NAFT

Thank you. Next speaker.

JULIE WIGNALL

Thank you. My name is Julie Wignall, 7265 Coley Avenue. I'm a resident of Section 10 and I appreciate being able to speak to you today. Unfortunately, this is the third time that I've come as have the neighbors to stand up to request that something be denied for this parcel. I as a citizen have been part of that whole Transform Clark County, Title 30 sessions. I have given up work. I have committed myself to do what I can to make sure that we have a stronger community. And part of this, and I thought that it stood for something, but part of what the new Title 30 was standing for is to no longer do these spot zoning changes, to change the zoning of one piece of property in an area in a neighborhood where it doesn't belong.

I'm looking at your agenda today and how many zoning waivers. You've got nine zone change requests and that's just for this morning's meeting. And there's a time when that becomes important, but there's a time when it's not necessary. This community is fine with anything that comes in on a CP zone, but not under a CG zoning. It's not compatible with the neighborhood. This has nothing to do with the Elks Lodge, who they are, how they work. We've gotten a lot of fancy footwork of what they do and don't do. A really quick research just down on the internet says, "Oh, this wonderful fraternal organization." Anybody can belong if you want to camp there and get your RV in or we've got copies of signs. They were in a place on West Charleston, which was more conducive to what they were trying to do. So, this has nothing to do with taking a stand on these guys.

This is CP. This is what our community has asked for. This is what our community is here standing for, and we ask you to respect that. We also feel that your time and ours is more important than to be dealing with zone change requests when they're not necessary. So I do ask that you respectfully oppose this. And I do have photographs and things just to do copies. Can I — Thank you.

MICHAEL NAFT

Thank you. Good morning.

CAROL REYNOLDS

Good morning. My name is Carol Reynolds. I live at 2740 Mann Street. That is in Section 11. I am not opposed to the Elks. I'm opposed to these plans because I do not consider this an appropriate land use in this specific location. I am concerned that this zone change and use permit will set a precedent and have a cascading effect. If one parcel in a residential neighborhood is rezoned to allow commercial use, it becomes more difficult to deny similar requests in the future and over time the neighborhood can be fundamentally altered by incremental decisions inconsistent with the Title 30 master plan. This is my concern regarding both Sections 10 and 11 along Rainbow.

I must agree with staff that this project does not promote compatibility with the scale and intensity of the surrounding area encouraged by Policy 1.4.4. I doubt adding stone veneer around the bottom of a 10,000 square foot building with a metal roof and composite siding gives it a residential feel, especially when it is surrounded by 73 parking spaces and 16 RVs in the same parking lot.

You are being asked to introduce a transient commercial use into what is an established residential area. An RV park is not simply an extension of a lodge. It brings a very different pattern of activity, frequent arrival and departures, large vehicles navigating local streets, outdoor lighting, and nighttime noise. Traffic and safety are another practical concern. RVs are not typical passenger vehicles. They require wider turning radii, create visibility challenges, and increase wear on local streets not designed for that kind of use. This affects not just convenience but safety for pedestrians, children, and emergency response.

Finally, there are ongoing operational and enforcement questions that deserve serious consideration. Who ensures compliance with the concessions that are being promised? These are not theoretical concerns. These are day-to-day realities that should not fall on surrounding residents. These issues are about land use, compatibility, long-term planning, and the protection of established neighborhoods. For these reasons, I respectfully ask that you deny the requested zone and use applications. Thank you.

MICHAEL NAFT

Thank you very much.

REBECCA SHABAT

Hi, Rebecca Shabat, 2660 Montessori Street. I'm here to formally oppose the application. Section 10, it's a unique low density residential community as you've heard. It's a minimum 0.5-acre estates custom homes. It's fundamentally incompatible with the character and intent of our neighborhood. What's concerning is a lack of transparency regarding the RV component. As the representative said earlier, initially with 16 spots, now they're trying to get eight and then a wait and see. Well, that's just a way to get their foot in the door. At the TAB meeting, the representative confirmed that the intent was for 16 spots and the reason why they don't require generators is because they wanted RV hookups, which would then take the place of generators because it's water and electric, which is all signs of people staying long term in those RVs. This is the submitted site plans that clearly show 16 spots and regardless of how it's labeled, this is effectively a commercial RV park and banquet event hall being introduced in the middle of a residential estate neighborhood.

I also reviewed Metro (Las Vegas Metropolitan Police Department) Police call logs associated with their location on Charleston and Decatur, which you have a copy of in front of you and it's over 30 pages of more than 170 calls for police services, which includes disturbances, assaults, burglary alarms, burglary

calls, thefts, fights, grand larceny, and even on deceased person investigation. This documented history establishes a pattern of activity that is fundamentally incompatible. It's quiet in our neighborhood. It raises some serious concerns with public safety, neighborhood nuisance impacts, and declining property values. Las Vegas Master Plan explicitly states that new development must be compatible with scale and character and by any objective measure, there's no compatibility between 0.5-acre residential estates and high intensity commercial assembly use combined with transient RV lodging.

The MP (Master Plan) also identifies Section 10 as a stable neighborhood and is protected under the RNP area. Under the RNP rules, new developments adjacent or within Section 10 must be compatible with this low density character. It strongly discourages zoning changes that intensify the land use. A banquet hall and commercial RV operation is clear examples of incompatible intensification. Additionally, this scale facility is excessive with over 10,000 square feet of event space and large outdoor gathering areas, this project would potentially generate hundreds of vehicles, Lyfts, Ubers. There is no way you or they are going to be able to control it down to say we are limiting it to 52 cars. It is literally impossible to police. I also believe this request constitutes spot zoning —

MICHAEL NAFT

Thank you very much.

REBECCA SHABAT

Thank you for your time.

MICHAEL NAFT

Thank you. Good morning.

KATHLEEN REID

Good morning. My name's Kathleen Reid. Address 7430 Palmyra Avenue. And just to echo all of what you've heard before, I am absolutely opposed to this. Thank you.

MICHAEL NAFT

Thank you. Good morning.

PATRICIA ANDERSON

My name is Patricia Anderson. I come from 751 14th Avenue South, Saint Cloud, Minnesota. I do visit this area on a regular basis, my daughter, her family, and my grandchildren. So, I witness firsthand on a regular basis the calmness of this neighborhood and it's truly a neighborhood. There are no sidewalks. When we go walking, we have to walk in the streets, and when you start to put alcohol and people in the cars, it's never a functional thing and of course it all puts us all in danger. This is nothing against the Elks. I myself work for the Moose Lodge back where I come from. I work in the kitchen area, and I do see firsthand exactly what bigger events do produce and that's how they make the money to be able to keep functioning. It's not so much on a regular day-to-day basis with the regular 200 plus patrons.

It is from the events that bring in a couple hundred to a thousand people and that's the thing that does keep an event place such as this going financially. And I ultimately respect that, but not in this location. This is a neighborhood. The in and out of the traffic is right on Palmyra. That is a residential area. And it's just like the Elk representative said that for human nature, people do what they want. And if you have an event hall where you have 10 cars lined up to go to a left hand turn back onto Rainbow, they're going to

be taking the right hand turn around the block onto Palmyra and the neighborhoods just to simply keep moving their own traffic. And so, I definitely oppose it. I can see where something like this would definitely impact the value of the homes that are there. They have been there for many, many years and the impact is very substantial.

So, I appreciate you looking at this. I wish the Elks the best luck in their new adventure and I do support wherever they go, but not into a residential neighborhood such as this. I do see that as a dangerous situation, not only with the drinking and the driving, but also the high flux of people that come and go. And when you get events, you get them coming from out of town, you get them from coming out of state. You have a lot of people and it's not going to fit their 52-stall parking area that it will spill onto the street. Like I said, I do see this firsthand back where I come from and that's just how it works. You can't fit 52 people into a 10,000-person event hall. So, appreciate. Again, thank you. I do oppose it.

MICHAEL NAFT

Thank you very much.

LAURA VASSAR

My name is Laura Vassar. I'm 7065 Palmyra Avenue. I'm about a block away from this proposed site. I, amongst myself and many neighbors, have young children. I strongly oppose this. I don't think this is the correct space for this. This is a residential place. We have all purchased our homes to raise our family, live our lives, not having to worry with drunk driving, speeding, strangers in masses coming into the community. I heard her say that the hours are from 9 p.m., but if you have 16 RVs parked there, they're not going to close down at 9 p.m. They're going to continue to have fun and talk and play music and do whatever it is that they want to do after hours. This is nothing against Elks, but this is not the right location for this. This needs to be put in a place where we don't have Section 10, Section 11, and thousands of properties of residents living there trying to live our lives. I appreciate you looking at this. Thank you.

MICHAEL NAFT

Thank you. Hi.

JIM LABELLE

Good morning. My name is Jim LaBelle. My address is 6970 Palmyra Avenue. To put it pretty bluntly, I'm 4 feet away from this project. I've been in my home for a number of years and I've enjoyed my home. And again, to be blunt, it's the only home I have. I want to protect my home. I want to protect my neighbor's home. There is an amazing character to our neighborhood. We look out for each other. We keep an eye on next door neighbors. Are they doing okay? Do they need help? And if they do, we step out and help them. I think the foundation of our valley are solid neighborhoods. You want to protect neighborhoods. You want to see them thrive.

As I look at the track record of this application, every time it's been analyzed by people who know what they're talking about and what they should be looking at, it's been rejected because it causes harm to our neighborhood. One of my operating principles is do anything you want but never cause harm to someone. The other thing I'd like to bring out is I listen to the comments of the representative for the applicant, and they almost make it sound like this is going to be only open and used as Sunday morning banquet facility. That is, in my opinion, far from the truth. I almost feel like we're getting a bully into our neighborhood who emphasizes this is a private club. We make the rules in our club. We'll operate it when we want to, we'll operate it how we want to and everybody else move out of the way.

I still can't get my head around the concentration of RVs they want to put there, but that's another discussion. It has been objectively factually established that the placement of this facility in this location causes harm. We cannot, in my opinion, allow a longstanding neighborhood to be harmed. Finally, I know I got a couple seconds. The last voice of our neighborhood will be our Commissioner. He has heard —

MICHAEL NAFT

Thank you. Finish your sentence.

JIM LABELLE

I'm sorry?

MICHAEL NAFT

You can finish your sentence.

JIM LABELLE

Thank you. He has overwhelmingly heard objections from the neighborhood and the people living there. He will speak. I hope he support, that he opposes this project and vote unanimously.

MICHAEL NAFT

Thank you.

JIM LABELLE

To reject it.

MICHAEL NAFT

Thank you. Next speaker.

YVETTE WILLIAMS

Good to see you all this morning. My name is Yvette Williams, and I live in Section 11, right across the street, Rainbow side. We are a very tight-knit neighborhood. Section 10 and 11. As the previous speaker spoke, we look out for each other. We do a lot of organizing in our community. We support each other. We're very concerned about our quality of life. And feel we have done a pretty good job of working with Code Enforcement around short-term rentals, party houses, septic tanks, excessive water fees. I mean, our communities are being hit left and right. We feel under attack by our government. This application doesn't help that feeling. My husband was a former worshipful master of his Masonic Lodge, so I have no issue with the Elks or any other organization such as this. However, I want to speak a little bit more about this RV park issue.

We worked very hard with our Commissioner to change this zoning of this partial to a CP and that's what we expect to be put there, a CP, something that will serve our community and also not disrupt or become intrusive in our community. The presenter at the April 28 meeting TAB representing the Elks Lodge inaccurately stated that the NRS grants fraternal organization's exemption. In my research, there is no provision in the NRS that grants fraternal nonprofit or benevolent organizations any exemption from local zoning land use, or municipal regulations. While statutes such as NRS 361.135 provide limited property tax exemptions, they do not authorize deviations from zoning requirements or permit residential, or lodging uses otherwise prohibited by local ordinance.

And further, regulation identifies where two or more RVs on a property, whether it's residential or any zoning, is considered an RV parking business. So, we are totally opposed to that. Under Title 30 of the Clark County Code, which I also served on that committee, land use regulations apply uniformly to all

property owners regardless of ownership type, including private clubs, fraternities, lodges, and nonprofit entities specifically. The accommodation of two or more recreational vehicles for overnight use constitutes a "RV park or campground use". As defined in Title 30, such uses are not permitted by right and commercial general zones —

MICHAEL NAFT

Thank you very much.

YVETTE WILLIAMS

Oh, ran out of time.

MICHAEL NAFT

Thank you.

YVETTE WILLIAMS

Anyway, thank you. I hope you deny it.

MICHAEL NAFT

Good morning.

MICHAEL IMPERIA

Good morning. My name is Michael Imperia. I own a house at 2830 Rosanna Street, which goes behind this project. I don't want to go on and on and just say I agree with everything my neighbors have said. There's two points that I wanted to bring up, traffic. If there's ever an accident on Rainbow, that small street, Rosanna, ends up becoming Rainbow 2.0. And if they have a big enough event going on, I feel that a lot of that would travel over into our neighborhood, as they're trying to find ways of getting out of the neighborhood or in the neighborhood. The second point is they said no external amplified music or sound. It doesn't take much to get an additional use permit temporarily or to have somebody bring in outside amplified systems. So, I'm concerned with that because noise travels in that neighborhood. But thank you for your time. I appreciate it.

MICHAEL NAFT

Thank you. Next speaker, please.

WILLIAM BONNET

Good morning. My name is William Bonnet, and I represent the North Las Vegas Elks Lodge, on behalf of the Las Vegas Elks Lodge. I've been a member at that lodge since 2005, and involved in the leadership, and currently a lodge trustee. I help managing the assets of the lodge. I've been involved in the Elks for 36 years, and in those 36 years, I've been always been involved in a lodge that had RV parking. And just mentioning the fact that some of the things that you heard today, I would like to refute a couple of them or at least respond. One of the concerns being loud noise and music and the like. Without profiling, the average member in our organization is over 60 years old. Without profiling, the average RVer is around 65 years old. The reason they became Elks and they want to utilize their RVs on the property is to avoid the noise. They stay at our lodge in North Las Vegas. There are 12 spaces. That is their intent, is to just go there, relax, and commingle with their fellow Elks.

Just for the record, I am also the official advisor for Henderson Green Valley Lodge, and the event you heard in regards to the RV situation in that lodge was a one-off only, and they are not zoned, and they have no intention to have RV parks at that lodge. Parking radius, a lot of people were mentioning that that's difficult to get in and out of. Having been around RVers long enough to know if the radius doesn't

work, they won't park there. It's just as simple as that. They know how to maneuver well, but if they can't, they'll go somewhere else. And that's just the unwritten rule of RVers. We've had large vehicles come into our lodge and we're not able to maneuver and unfortunately, they had to leave, but they understand the situation.

We're not commercial in respect to long-term. We simply have rules that says you can only be here for so long. They sign off on that when they register. We've never had issues where we had concerns about them being residents and we seriously try to avoid anybody staying longer than 14 days. Our direct neighbors right to the north of us love us. We have a homeless problem. We work in symbiotic. RVers will call the police if there's an issue as will the neighbors. We've never had any complaints from our direct neighbors. Thank you.

MICHAEL NAFT

Thank you very much. Hello.

JACK ESSLINGER

Good morning. Jack Esslinger. I live at 10200 Cascading Fall Street. You guys did a presentation for a 1.25-acre parcel earlier that's literally a nine iron from my home. But it was 1.25 acres, and they're talking about putting a building on their bigger or about the same size as our building that's going to be a restaurant bar, restaurant tavern. And here, we're talking about putting pretty much the same-sized facility on 2.85 acres. So, there's a lot more space, there's a lot more area. But I've been in Elk for 15 years. I'm a past exalted ruler of Las Vegas Elks Lodge. I'm currently the district vice president south for the Nevada State Elks Association. And as long as nothing funny happens, I'll be the state president for the Nevada State Elks Association in about two years.

And just to refute some of the things that you heard, a lot of people when they Google Las Vegas Elks Lodge will pull up the Paran Elks Lodge that was in North Las Vegas that had some outrageous crime statistics. I have been a member of Las Vegas Elks Lodge for 15 years. None of the incidents that were referred to by that person occurred at Las Vegas Elks Lodge that I'm aware of. So, they were not frequent visitors, if ever, to our property. As a matter of fact, many of our members are retired or current law enforcement officers.

The other thing I want to say is we existed for more than 20 years at the corner of Hinson and Charleston, with neighbors directly to our east, with a fire station and a school, a middle school, directly to our north, and never had issues. So, if we can exist next to a middle school and we had neighbors before, I believe we will continue in that fashion. I thank you for your time and consideration.

MICHAEL NAFT

Thank you for yours. This is the final opportunity to speak on these items. Anyone wishing to speak?

JUSTIN JONES

And can I just chime in? We've heard a lot, so a me too is sufficient if you don't have something new to say.

AMELIA WIGNOLL

Well, to bring up the crime report, which was not —

MICHAEL NAFT

State your name for the record.

AMELIA WIGNOLL

Amelia Wignoll. Section 10. So yeah, I do not want this in my neighborhood. And guys, if this were to be put in your backyard, I don't think you'd want it either. Thank you, bye.

MICHAEL NAFT

All right. I'm sorry, guys. You can't telephone tag this. Anyone else wishing to speak who hasn't already? This is your last opportunity. Seeing no one, I will close the public hearing. Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. I appreciate all the comments that have been provided here today. I met with the Elks Lodge folks. They certainly seem like very nice folks who have a great organization, and I am certain that some of the concerns have been raised here today are not reflective of the Elks Lodges here in Las Vegas or across the country. That said, I have concerns as I have expressed before. I do think that given that the facilities would be rentable to other parties in order to conduct banquet operations, that there are substantial concerns when it comes to potential parking or traffic through the existing RNPs.

Also, I've asked questions with regards to the RV parking. And again, I'm sure that, generally speaking, the operators of the RVs comport themselves very, very well across the valley here and across the country. I don't think that it's the right location for RV parking, but honestly, at the end of the day, my biggest concern with this proposed project is definitely not the Elks. Again, seem like a wonderful organization that does a lot of goods here in this valley and across the country.

The challenge that I think we face is that under our code, in order to do this, you have to have a CG designation, and changing this particular parcel to CG — And again, I'm sure the Elks fully intend to move forward with the facility as proposed. However, we all know that circumstance change. And in the event that circumstance changed for the Elks Lodge in the future, the buyer of that parcel would have CG, and might not want to build an Elks lodge there. What they could build are motel, carwash, vehicle repair facility, craft brewery, gunsmith, and with the special use permit, an escort bureau, nightclub, mini warehouse, or gravel pit.

And so, at the end of the day, I appreciate all the neighbors that came out here today. I appreciate the Elks Club members, but I can't support the application, given the need to change from CP, which, again, was something that was negotiated with the neighbors previously, to go to a CG. And so, Ms. Amundsen, I'm happy to hear from you, but my inclination is to move to deny the application on that basis.

NANCY AMUNDSEN

One thing I wanted to state was, actually, two things. One is it kept being brought up that this is in the middle of an RNP. This is not the RNP. We're not asking for a non-conforming zone change or a land use plan amendment. This was always anticipated to be commercial of some sort. And I understand your concerns with the CG. I would love it to not be the required, but that's how the code reads. The other thing I wanted to say about the RV is it's similar to the RV parking you find at most military bases, where the retired military go from place to place to place. It's not like they're trying to go there to live. They just are traveling all over the country, and so that is also a different thing. So those were the two points. I understand your concerns. I would request if you recommend denial it be without prejudice, so we could work with staff on how to make something work.

JUSTIN JONES

Sure. With that, I'll go ahead and move for removal, for denial of agenda Items 50 and 51, and wish the Elks the best of luck in finding a different location.

MICHAEL NAFT

Thank you.

JUSTIN JONES

And without prejudice, to be clear.

MICHAEL NAFT

There's a motion for denial without prejudice of Item 50 and 51. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes. Thank you.

51. UC-26-0158-LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.:

HOLDOVER USE PERMITS for the following: 1) a banquet facility; and 2) outdoor dining, drinking, and cooking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; and 2) alternative driveway geometrics.

DESIGN REVIEW for a commercial building on 2.82 acres in a CG (Commercial General) Zone. Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley. JJ/bb/kh (For possible action)

ACTION: DENIED, WITHOUT PREJUDICE.

(Companion Items 52, 53, and 54)

52. ZC-26-0193-DIAMOND ROARK, LLC & GKT 4:

ZONE CHANGE to reclassify 9.03 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located north of Roark Avenue and west of Hinson Street within the South County planning area (description on file). JJ/md/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 53 AND 54).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

JENNIFER AMMERMAN

Next are Items 52 through 54, which can be heard together.

- Item 52, ZC-26-0193. Zone change to reclassify 9.03 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located north of Roark Avenue and west of Hinson Street within the South County planning area.
- Item 53, VS-26-0195. Vacate and abandon easements of interest to Clark County located between Arville Street (alignment) and Hinson Street, and between Roark Avenue (alignment) and Via Inspirada (alignment) within the South County planning area.
- Item 54, UC-26-0194. Use permit for truck parking. Waivers of development standards for the following: 1) reduce street landscaping; 2) modify buffering and alternative screening; 3) allow a non-decorative fence; 4) increase fence height; 5) allow attached sidewalk; and 6) waive street dedication. Design review for a proposed truck parking and outdoor storage facility on 9.06 acres in an IL (Industrial Light) Zone. Generally located north of Roark Avenue and west of Hinson Street within the South County planning area.

MICHAEL NAFT

Hi.

JENNIFER LAZOVICH

Hello again. Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive. We are in —

MICHAEL NAFT

Ms. Lazovich, can I just interrupt you? If those folks who are done with their business want to head out, otherwise have a seat. Thank you.

JENNIFER LAZOVICH

Okay. Jennifer Lazovich, 1980 Festival Plaza Drive here in the Sloan area. The site is located just north of Roark Avenue and in between Arville and Hinson. The area to the north of it is the armory. The application in front of you is for a truck parking and outdoor storage facility with access that comes off of Roark. There is no access or any kind of access onto Arville. So, all traffic would come up Hinson, and onto Roark Avenue for this use.

We have a number of waivers associated with this development. I know that Commissioner Jones and his team are working on somewhat of a master plan and a standard development for this area. So, part of those waivers, or actually all of those waivers, are in line with where he would like to see development go in terms of the amount of landscaping and the attached sidewalks. So those waivers reflect an attached sidewalk and reflect 5 feet of landscaping behind the attached sidewalk.

In addition, we are asking for waivers 3AB and I believe [waiver] 4, which would have allowed a non-decorative chain link with fabric mesh, but we are going to ask — We still need that waiver, but we are going to ask for a condition to be added that would read, "Non-decorative fencing with mesh screening allowed, but chain link fencing is not permitted." So, what we're trying to get at is we do need that waiver to allow for some other type of non-decorative fencing, but we understand that Commissioner Jones does not want to allow chain link fencing in this area, which is fine. We will just look to do a different type of non-decorative fence around this site. And with that, I'd be happy to answer any questions.

MICHAEL NAFT

Thank you. This is a public hearing on Items 52 through 54. If you're wishing to speak, please come forward. Seeing no one, Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. And thank you, Ms. Lazovich, for the modifications and trying to, we're in process on the Sloan Master Plan, and for trying to work with your client to get there ahead of time. Mr. Papazian, can you chime in? I know there was a question that popped up yesterday as to access to the parcel that is to the west of this and whether the dead end there on Arville and Roark would allow for access to it?

ANTONIO PAPAZIAN

Thank you, Commissioner. You're correct. The parcel to the west will be landlocked, or I guess kind of is landlocked the way it sits today. Arville doesn't go through. We can work with them to push that cul-de-sac that Ms. Lazovich was showing, we can push that cul-de-sac further west a little bit to provide access. Maybe we can get creative to have a non-standard cul-de-sac to make sure that they do have access.

JUSTIN JONES

Okay. Do you understand that, Ms. Lazovich?

JENNIFER LAZOVICH

Yes.

JUSTIN JONES

It didn't really come up until yesterday, so I don't —

JENNIFER LAZOVICH

Yeah, that's okay. So, I'll just ask Mr. Papazian. So, for this parcel, they don't have the ability to come up Cameron either?

ANTONIO PAPAZIAN

That is correct because the subdivision just to the north, the streets are private. Not Cambridge. Or sorry, Cameron.

JENNIFER LAZOVICH

We're on Cameron. Okay.

ANTONIO PAPAZIAN

So, the street that exists through that subdivision is private. So, we've lost Cameron, as we have lost Roark, and Arville in that same area due to the subdivision.

JENNIFER LAZOVICH

So, we will just work with Public Works to modify the proposed cul-de-sac to allow this parcel right here to —

ANTONIO PAPAZIAN

Correct. Maybe we'll just push it straight through, and then that'll give them at least 30 feet of Roark to give them access to at least a drive.

JENNIFER LAZOVICH

Okay.

JUSTIN JONES

Okay. Ideally, Arville would've gone through, but it's a whole jumbled mess out there of private streets and all of the above. So, we're trying to make sure we don't cut off access inadvertently to a parcel out there.

JENNIFER LAZOVICH

Okay.

MOTION

JUSTIN JONES

All right. With that understanding, I'll go ahead and move for approval agenda Items 52 through 54, with the modification of conditions as read in by Ms. Lazovich on 34 [Item 54].

MICHAEL NAFT

Thank you. Please cast your vote.

ANTONIO PAPAIZIAN

Commissioner, just for clarification, sorry, and to include working with Public Works for the extension of Roark?

JUSTIN JONES

Correct.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion passes. Thank you.

JENNIFER LAZOVICH

Thank you. Have a nice day.

53. VS-26-0195-DIAMOND ROARK, LLC & GKT 4:

VACATE AND ABANDON easements of interest to Clark County located between Arville Street (alignment) and Hinson Street, and between Roark Avenue (alignment) and Via Inspirada (alignment) within the South County planning area (description on file). JJ/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 52 AND 54).

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 30 feet for Roark Avenue and a portion of the cul-de-sac;
- 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 coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant;
- 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 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.

54. UC-26-0194-DIAMOND ROARK, LLC & GKT 4:

USE PERMIT for truck parking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) modify buffering and alternative screening; 3) allow a non-decorative fence; 4) increase fence height; 5) allow attached sidewalk; and 6) waive street dedication.

DESIGN REVIEW for a proposed truck parking and outdoor storage facility on 9.06 acres in an IL (Industrial Light) Zone. Generally located north of Roark Avenue and west of Hinson Street within the South County planning area. JJ/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 52 AND 53).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Nondecorative fencing with mesh screening is allowed, but chain link fence is not permitted;
- 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;

- Right-of-way dedication to include 30 feet for Roark Avenue and a portion of the cul-de-sac;
- 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 coordinate a contribution with Public Works - Development Review for improvements on Sloan Road;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant;
- Applicant to work with Public Works - Development Review regarding the extension of Roark Avenue.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

(Companion Items 55, 56, and 57)

55. ZC-26-0198-MBM FAMILY TRUST & MAILE MARVIN M. & JANICE A. TRS:

ZONE CHANGE to reclassify 2.52 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located north of Huckleberry Lane and east of Arville Street within the South County planning area (description on file). JJ/md (For possible action)

ACTION: APPROVED (COMPANION ITEM 56 AND 57).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

JENNIFER AMMERMAN

Next are Items 55 through 57, which can be heard together.

- Item 55, ZC-26-0198. Zone change to reclassify 2.52 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located north of Huckleberry Lane and east of Arville Street within the South County planning area.
- Item 56, VS-26-0200. Vacate and abandon easements of interest to Clark County located between Arville Street (alignment) and Hinson Street (alignment), and Ray Way (alignment) and Huckleberry Lane, and a portion of a right-of-way being Arville Street (alignment) located between Ray Way (alignment) and Huckleberry Lane within the South County planning area.
- Item 57, WS-26-0199. Waivers of development standards for the following: 1) increase wall height; 2) eliminate street landscaping; 3) eliminate buffering and screening; 4) modify residential adjacency standards; and 5) waive full off-site improvements. Design review for a proposed

outdoor storage facility on 2.52 acres in an IL (Industrial Light) Zone Generally located east of Arville Street and north of Huckleberry Lane within the South County planning area.

MICHAEL NAFT

Good morning.

TONY CELESTE

Good morning, Mr. Chairman, Commissioners. My name is Tony Celeste, address 1980 Festival Plaza Drive, here on behalf of the applicant. You can see our site is located on the southeast corner of Arville and Huckleberry. It is just south of the previous site you reviewed and approved. We are coming in with a very similar application. Couple of companion items with it, though.

First, we do have a conforming zone change request. It is planned BE (Business Employment). We are asking to go to the IL zoning, so we appreciate staff's recommendation of approval on that. We do have proposed a construction yard outside storage, can see located here on the 2.5 acres. Access will be from Huckleberry into the site. We do have, right here, an existing natural drainage channel that's taken of about 7,000 square feet of the site. We do have a condition to comply with drainage. We are hopeful though that we can leave that in a natural condition and we'll work with Public Works and drainage with respect to that.

Also, we would like to modify a couple of the waivers with respect to this. It'll make it more consistent with the application you just heard. First, with respect to waiver 2, we're requesting to have no landscaping along the Huckleberry Street, there, frontage. Like the prior application, we'd like to provide a 5-foot-wide buffer along Huckleberry, and we will provide the number of required trees within that 5-foot landscape buffer. The second one is waiver 5. We are requesting a waiver of full off-site improvements. We'd like to amend that to provide the off-sites, however, with an attached sidewalk similar to what was done on Roark immediately to the north.

Finally, we do have a vacation and abandonment for Arville. As indicated just a few minutes ago, Arville does basically turn into private or terminate immediately to the north here, so this portion is no longer needed as we are taking access from Huckleberry. However, we will provide and develop out the required elbow there. With that, we appreciate your consideration. Thank you.

MICHAEL NAFT

Thank you. This is a public hearing. Anyone wishing to speak, please come forward. Seeing none, Commissioner Jones.

JUSTIN JONES

Thank you. I appreciate the applicant's consideration, again, like the last application, and go ahead and move for approval, but I'm going to listen to Mr. Papazian first.

ANTONIO PAPAZIAN

Thank you, Commissioner. I apologize. Because they are doing full off-sites, I need to delete a condition which reads, "Execute a restrictive covenant agreement," which is the deed restriction that goes with those off-sites.

MOTION

JUSTIN JONES

Very good. With that, I'll go ahead and move for approval, agenda Items 55 through 57, with the modifications as are read in today, and the additional condition withdrawn, or the additional bullet point withdrawn by Mr. Papazian.

MICHAEL NAFT

Thank you. Please, cast your votes.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes.

TONY CELESTE

Thank you.

56. VS-26-0200-MBM FAMILY TRUST & MAILE MARVIN M. & JANICE A. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Arville Street (alignment) and Hinson Street (alignment), and Ray Way (alignment) and Huckleberry Lane, and a portion of a right-of-way being Arville Street (alignment) located between Ray Way (alignment) and Huckleberry Lane within the South County planning area (description on file). JJ/jam/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 55 AND 57).

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 portion of an elbow at the intersection of Arville Street and Huckleberry Lane;
- 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 coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant;
- 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 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.

57. WS-26-0199-MBM FAMILY TRUST & MAILE MARVIN M. & JANICE A. TRS:

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

DESIGN REVIEW for a proposed outdoor storage facility on 2.52 acres in an IL (Industrial Light) Zone Generally located east of Arville Street and north of Huckleberry Lane within the South County planning area. JJ/jam/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 55 AND 56).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 5 foot wide landscaping strip with required trees to be installed along Huckleberry Lane;
- 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 offsites with an attached sidewalk to be installed along Huckleberry Lane;
- Drainage study and compliance;
- Right-of-way dedication to include a portion of an elbow at the intersection of Arville Street and Huckleberry Lane;
- 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 coordinate a contribution with Public Works - Development Review for improvements on Sloan Road;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

SEC. 6. AGENDA ITEM

58. AG-26-900372: Consider whether to commence revocation proceedings or pursue other remedies as provided by law concerning application WS-24-0735 for an office/warehouse building with outdoor storage approved on February 19, 2025 for property located at 3235 and 3255 Pepper Lane (APNs: 162-36-713-002 and -003); and direct staff accordingly. (For possible action)

ACTION: DELETED FROM THE AGENDA, PER STAFF.

SEC. 7. INTRODUCTION OF ORDINANCES

59. ORD-26-900344: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on August 18, 2021, September 22, 2021 and March 18, 2026. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JUNE 3, 2026, AT 9 A.M. (BILL 5-20-26-1).

JENNIFER AMMERMAN

Next item is Item 59, which is an ordinance for introduction. ORD-26-900344, introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on August 18, 2021, September 22, 2021, and March 18, 2026. And staff recommends we set the public hearing for June 3, 2026.

MICHAEL NAFT

Thank you. I'll introduce the ordinance and set the public hearing for, I'm sorry, June?

JENNIFER AMMERMAN

June 3.

MICHAEL NAFT

June 3, 2026.

PUBLIC COMMENTS

MICHAEL NAFT

This is the final time set aside for public comment. Anyone wishing to speak, please come forward at this time.

AL ROJAS

Hello. My name's Al Rojas. I'll be very brief. I just wanted to submit a petition from the community. This is behind the Home Depot over on Charleston and Lamb. I'll read it, and then I'll just submit it. It says, "We the citizens near Broadalbin Drive behind the Home Depot located at 1401 South Lamb, petition Clark County, Nevada to remove the vehicles illegally parked on Broadalbin Drive. There is no parking signs on both sides of the street, and it's illegal to both park or do business on that street. The community is being harassed by the people parking and doing business there as well as the RVs parking there and living in those RVs. The illegal parking and activity there is an obstruction to the free flow of traffic and a nuisance to the community. In conclusion, any parking on Broadalbin Drive is illegal, and any business activity while parked at Broadalbin Drive is also illegal. We petition Clark County to enforce the law and remove all vehicles there, and patrol Broadalbin Drive on a regular basis to keep future vehicles from illegally parking there and doing business there." So this is — Sorry, Tick. But thank you for all the help that you guys have been doing. Oh, by the way, the police is coming by, and now these guys are paying the ticket and still washing cars there, so we may request a towing zone in the future. Thank you.

MICHAEL NAFT

Thank you. Hello.

YVETTE WILLIAMS

Yvette Williams in the beautiful District F, Commissioner Jones, and we just on behalf of our Section 10 and Section 11, we wanted to thank you, Justin Jones, for your service. I'm going to get emotional, I think. For your service over the last eight years. You have been a public servant, and you have served our community well. We presented your staff with a plaque at our neighborhood block party that you co-host with us, and we hope that you received that, with the heartfelt gratitude for your service, and wish you and your family well. That's it.

MICHAEL NAFT

Thank you. Anyone else wishing to speak? Seeing none, we'll close the public hearing and adjourn the meeting of the Clark County Commission. And I'll note that our scheduled 10 a.m. Redevelopment Agency meeting will begin in about 10 minutes from now. Thank you.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 11:31 a.m., the meeting was adjourned.

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

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

[ONLINE MEETING LINK](#)

APPROVED: /s/ Michael Naft
MICHAEL NAFT, CHAIR

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