



togetherforbetter

Board of County Commissioners

Clark County, Nevada

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

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, April 2, 2025:

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

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

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

Commissioners Present:

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

Absent:

None

Also Present:

Robert Warhola, Deputy District Attorney
Sami Real, Director, Comprehensive Planning
Antonio Papazian, Manager, Development Review
JaWaan Dodson, Assistant Manager, Development Review
Nancy Maldonado, Deputy Clerk
Tammy McMahan, Deputy Clerk

SEC. 2. PUBLIC FORUM

1. Public Comment

TICK SEGERBLOM

Good morning. This is the County Commission's Zoning meeting on Wednesday, April 2. Ms. Real, should I call the first public comment or what do we do?

SAMI REAL

Yes, so the first item on the agenda is public comment.

TICK SEGERBLOM

All right. This is the first period for public comment. Anyone wishing to speak on item on the agenda, come forward now. I have a card from somebody who wants to speak on Item 8 that's on the consent agenda, so if you want to speak now will be the time to come up.

KEVIN ALLISON

(inaudible) on private property.

TICK SEGERBLOM

Okay. Yes, please come forward.

KEVIN ALLISON

Hi, good afternoon. My name's Kevin Allison. I'm a resident of Tropicana Palms. There's a project for a large townhome complex on the corner of Wetlands and Broadbent. We were here for a meeting, I think

almost two years ago, where they had quite a few things that they wanted to get approved. Boundary lines, curbs and gutters, all those kind of things.

Since that time, nothing has been done to the property. It's blighted. There's posts where the old for sale sign used to be that people are hanging banners on that they're making out of bedsheets and spray paint. The property itself is not in the kind of condition to build something like a very large three-story town home on. There's liquefaction, there's a water table underneath there. The people who are contractors who are working on it, they've not had the property sounded, they don't know if there's any bedrock underneath it. They've already designed the plans, but how do they know they've got a foundation to set it on?

There's gas lines and water lines that run underneath that property. The property line of the adjacent complex, if that gas line was to break and they were not to put bladders underneath all of the houses on that line, gas would come up underneath there. Somebody come home and turn the lights on and the whole place would blow up.

There's so many problems with that piece of property that there's no possible- and I've lived in Christchurch, New Zealand. I was there for the February 22, 2011, earthquake where liquefaction came up everywhere. The building across the street from mine, they had to sound that property. They couldn't find bedrock for 25 meters.

We were at the meeting at the Whitney Ranch Council. All of that council members disapproved the extension that they were looking for. They have not sounded the property; they don't have a contractor here in Las Vegas that can even do the foundations because it needs to be set on piers.

To set a three-story building of that magnitude, we're not talking about single-story houses or two-story houses, we're talking about town home complexes that they're not even designed actually to sell because they wanted to put apartments on there. They're actually designed to rent to people like traveling nurses and things because all of the bedrooms have en-suites. They're not built for kids, families. There's that and-

TICK SEGERBLOM

I apologize that's your three minutes.

KEVIN ALLISON

—the fact that there's going to be a \$19 million renovation of the Clark County Wetlands, I think that property should be used as a parking lot. The County should take it over for them and they should put a welcome center up there for people and I appreciate your time.

TICK SEGERBLOM

Thank you so much.

KEVIN ALLISON

I hope that you vote the same as the people at the Whitney Ranch Council voted. Do not give those people any more time.

TICK SEGERBLOM

Thank you. Good morning.

GABRIEL OCHOA

I'm sorry. I'm sorry. My name is Gabriel Ochoa.

TICK SEGERBLOM

I'm sorry, can you spell your last name?

GABRIEL OCHOA

Ochoa.

TICK SEGERBLOM

Your last name?

GABRIEL OCHOA

Ochoa.

TICK SEGERBLOM

Okay. Ochoa. We got it. Thank you.

JIM GIBSON

Como se escribe su nombre?

GABRIEL OCHOA

O-C-H-O-A.

JIM GIBSON

Muchas gracias.

GABRIEL OCHOA

Okay, sorry. I'm sorry, my English is not very good. Can I read?

TICK SEGERBLOM

Please.

GABRIEL OCHOA

Okay. We support to the Roy and Siegfried home for design history home in Las Vegas. In Las Vegas is for the world. Roy—

TICK SEGERBLOM

Sorry. Do you know what number you're speaking on?

GABRIEL OCHOA

What?

TICK SEGERBLOM

Do you know what number on the agenda?

GABRIEL OCHOA

This is.

TICK SEGERBLOM

Oh, 46. Okay, thank you.

WILLIAM MCCURDY II

We're going to have a hearing.

TICK SEGERBLOM

Okay. There's going to be a hearing on that but go ahead and finish your comment.

GABRIEL OCHOA

Okay, continue. Okay. Roy and Siegfried were some the pioneers in fame in grown in Las Vegas, the world renowned. And today they're existing home is very important legacy that they left for Las Vegas and for the world. The Roy and Siegfried home is very important to the history with many qualities. The house is very important. One is a long in Las Vegas producing oxygen, benefiting the ecosystem today and for the future. I appreciate this history decision. Sincerely, my name is, Gabriel Ochoa.

TICK SEGERBLOM

Thank you.

GABRIEL OCHOA

Thank you.

TICK SEGERBLOM

Anyone else wishing to speak on item on the agenda? Seeing no one we'll close the public hearing and turn over to Ms. Real, I'm sorry, Director Real.

SEC. 3. AGENDA

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

ACTION: APPROVED.

SAMI REAL

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

Hold to the April 16, 2025, Zoning meeting:

- Item 48, ZC-25-0122
- Item 49, VS-25-0121
- Item 50, WS-25-0123
- Item 51, TM-25-50002.
- Item 61, ZC-25-0146
- Item 62, VS-25-0145
- Item 63, WS-25-0147
- Item 64, TM-25-500033

And then hold no date:

- Item 22, UC-25-0059 and Item 23, SDR-25-0060.

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 22, 23, 48 through 51, and 61 through 64, the agenda stands ready for your approval.

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move approval the agenda with the recommended corrections read to the record.

TICK SEGERBLOM

There's a motion cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

3. [Approval of minutes. \(For possible action\)](#)

ACTION: APPROVED.

SAMI REAL

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

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move for approval of the minutes.

TICK SEGERBLOM

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 19

SAMI REAL

Next are the routine action items which consists of Items 20 through 67 except items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, staff has the following request:

- Item 14, WS-25-0149, add a Comprehensive Planning condition to read: Entire length of fuel pump canopy columns to be finished with masonry or other decorative materials.

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

ROBERT WARHOLA

19.

SAMI REAL

Oh, sorry. My routine. Oh, sorry. My apologies. So, the routine action items I've put down the non-routine. So, the routine action Items are 4 through 19 except any items deleted. So those items are ready for your approval with the amendment to Item 14 as read into the record and then with the deletions as read into the record. So, 19 through, what did I say? 4 through 19.

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move approval of the consent agenda Item 4 through 19 with the recommended amendment read into the record.

TICK SEGERBLOM

There's a motion. Cast your vote and you're entitled to one mistake a year. So, thank you.

SAMI REAL

Thank you.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

4. ET-25-400005 (TM-0153-16)-LENNAR PACIFIC PROPERTIES, LLC:

TENTATIVE MAP FIRST EXTENSION OF TIME for 56 single-family residential lots and common lots on 35.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, 1,000 feet west of Rainbow Boulevard within Enterprise. JJ/nai/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until March 24, 2027 to record or the application will expire in accordance with 30.06.09A.2.iii.(b)(4).
- 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

- Compliance with previous conditions.

5. ET-25-400010 (WS-22-0646)-PILLAR 9, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for modified street standards.

DESIGN REVIEWS for the following: 1) mini-warehouse facility; and 2) finished grade on 2.4 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Rosanna Street and the north side of Patrick Lane within Spring Valley. MN/my/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until January 18, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- Compliance with previous conditions.

6. ET-25-400015 (UC-22-0698)-BR OVATION LIMITED PARTNERSHIP:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) High Impact Project; 2) mixed-use development; 3) establish density; and 4) establish height.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of exterior light fixtures (luminaries); and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) High Impact Project; 2) mixed-use development; and 3) finished grade on 14.6 acres in a CC (Commercial Core) Zone. Generally located on the south side of Arby Avenue and the west side of Gagnier Boulevard within Spring Valley. MN/nai/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until February 22, 2027 to commence the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- Compliance with previous conditions.

7. ET-25-400018 (ZC-21-0534)-DIAMOND ALTO, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.2 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

DESIGN REVIEW for office/warehouse buildings within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor. WM/my/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

- Compliance with previous conditions.

8. ET-25-400020 (ZC-20-0544)-DIAMOND WETLANDS, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a townhouse planned unit development (PUD).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the minimum lot size for a PUD; 2) reduce the setback from any street, drive aisle, sidewalk, or curb within a PUD; 3) alternative driveway geometrics; 4) allow the egress side of the entry street to not be improved with curb, gutter, sidewalk, and a curb return; 5) allow a non-standard gated entry design; and 6) reduce driveway width.

DESIGN REVIEWS for the following: 1) a townhouse PUD; and 2) finished grade on 4.4 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney. JG/tpd/cv (For possible action)

ACTION: APPROVED WITH CONDIITONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until February 22, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- Compliance with previous conditions.

9. VS-25-0132-REBEL LAND & DEVELOPMENT, LLC:

VACATE AND ABANDON a portion of right-of-way being Flamingo Road located between Paradise Road and Howard Hughes Parkway (alignment) within Paradise (description on file). JG/mh/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Paradise Road improvement project;
- 90 days to record said separate document for the Paradise Road improvement project;
- The installation of detached sidewalks will require the 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 to show fire hydrant locations on-site and within 750 feet.

10. UC-25-0133-REBEL LAND & DEVELOPMENT, LLC:

USE PERMITS for the following: 1) office; and 2) gas station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway approach distance; 2) reduce driveway departure distance; 3) allow an attached sidewalk to remain; and 4) reduce driveway throat depth.

DESIGN REVIEW for a commercial development on 1.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Flamingo Road and Paradise Road within Paradise. JG/mh/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised 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;
- Reconstruct any unused driveways with full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Paradise Road improvement project;
- 90 days to record said separate document for the Paradise Road improvement project;

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

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 #0074-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

11. WS-25-0119-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.

DESIGN REVIEW for a single-family residence in an approved single-family residential subdivision on 3.6 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Rosada Way and the west side of Kevin Way within Lone Mountain. AB/lm/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

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.

Clark County Water Reclamation District (CCWRD)

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

12. ZC-25-0148-7-ELEVEN, INC.:

ZONE CHANGE to reclassify 0.61 acres from a CR (Commercial Resort) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Windmill Lane within Enterprise (description on file). MN/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0076-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

13. VS-25-0150-7-ELEVEN, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Santoli Avenue, and between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Giles Street located between Windmill Lane and Santoli Avenue; and a portion of right-of-way being Windmill Lane located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/mh/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond improvement project;
- 90 days to record said separate document for the Duck Creek/Blue Diamond improvement project;
- 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 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.

14. WS-25-0149-7-ELEVEN, INC:

WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance.

DESIGN REVIEW for a commercial development consisting of a retail building and gas stations on 3.5 acres in a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Entire height of fuel pump canopy columns to be finished with masonry or other decorative material(s);
- Approval of waiver of development standards #2 limited to 1 year after which a screen wall in accordance with Title 30 must be installed;
- 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;
- Reconstruct any unused driveways with full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond improvement project;
- 90 days to record said separate document for the Duck Creek/Blue Diamond improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to coordinate with Public Works for the construction of a worm island median on Windmill Lane.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0076-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

15. ZC-25-0193-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 4.26 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and between Nevso Drive and Rochelle Avenue within Spring Valley (description on file). MN/rk (For possible action)

ACTION: APPROVED.

16. VS-25-0194-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Nevso Drive and Rochelle Avenue, and between El Capitan Way and Juliano Road (alignment); a portion of right-of-way being Nevso Drive located between El Capitan Way and Juliano Road (alignment); a portion of right-of-way being El Capitan Way located between Nevso Drive and Rochelle Avenue; and a portion of right-of-way being Rochelle Avenue located between El Capitan Way and Juliano Road (alignment) within Spring Valley (description on file). MN/lm/hk (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

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

17. DR-25-0195-COUNTY OF CLARK (AVIATION):

DESIGN REVIEW for a single-family residential development on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and the north side of Rochelle Avenue within Spring Valley. MN/lm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

18. TM-25-500030-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 32 single-family residential lots and common lots on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and the north side of Rochelle Avenue within Spring Valley. MN/lm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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.

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 #0025- 2025

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

19. ORD-25-900055: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc. for a single-family residential development on 1.25 acres, generally located south of Richmar Avenue and west of Valley View Boulevard within Enterprise. JJ/jm (For possible action)

ACTION: ADOPTED (ORDINANCE 5233).

SEC. 5. NON-ROUTINE ACTION ITEMS 20 THROUGH 67

20. AR-25-400017 (UC-23-0796)-AIP RICHMAR, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) waive screening for existing outside storage yard; 2) allow items to be stacked above the height of a screened fence; and 3) allow the use of millings in lieu of paving.

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

DESIGN REVIEW for 2 accessory structures in conjunction with an existing storage yard on 14.7 acres in an IL (Industrial Light) Zone. Generally located on the south side of Richmar Avenue and the east side of Redwood Street within Enterprise. JJ/my/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until January 17, 2026 to review or UC-23-0796 will expire.
- Applicant is advised that 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 applicant 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

- 1 year to review off-site improvements.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

SAMI REAL

Next is Item 20, AR-25-400017. Use permit first application for review for the following: waive screening for existing outside storage yard; allow items to be stacked above the height of a screened fence; and allow the use of millings in lieu of paving. Waivers of development standards for the following: eliminate street landscaping and screening; access gate setbacks; eliminate trash enclosures; and full off-site improvements. Design review for two accessory structures in conjunction with an existing storage yard on 14.7 acres and an IL (Industrial Light) Zone. Generally located on the south side of Richmar Avenue and the east side of Redwood Street within Enterprise.

TICK SEGERBLOM

Good morning.

MARK MULHALL

Good morning. Mark Mulhall 1980 Festival Plaza Drive here on behalf of the applicant, AIP Richmar, LLC. So, this is a site that's 14.7 acres. It's south of Richmar Avenue and it's east of Redwood Street. It is an existing storage yard that's been there for about 20 years. Back in 2014, they got these same use permits and waivers. They had an extension that ran out. So, they came back, got these use permits and waivers essentially to wave screening from the rights-of-way for landscaping. However, they've come back. They've put in screening from the rights-of-way they've put in rock landscaping that has been well maintained and that had a certificate of compliance.

Additionally, we're cognizant of, to the west of Redwood Street there's been new development that's coming in. We're happy to accept staff's condition of one year to approve, to consider these changes in the area and to continue to look at the property and consider whether those off-site improvements are warranted and to allow these other use permits and waivers to exist on the property. Thank you.

TICK SEGERBLOM

Does that complete your presentation?

MARK MULHALL

Yes.

TICK SEGERBLOM

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

MOTION

JUSTIN JONES

Thank you, Mr. Chair. Thank you for the presentation. As we discussed when we met, I am comfortable with the recommendation of a one-year review on this. However, my intent is to not grant further reviews on this and that there has to be a plan to actually do the work that is required on the street there. So, my motion will be for approval of agenda Item number 20 with a one-year review.

MARK MULHALL

Thank you.

TICK SEGERBLOM

There's a motion cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

MARK MULHALL

Thank you.

21. UC-24-0436-MANNA INVESTMENT GROUP, LLC:

HOLDOVER USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.

DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

**ACTION: DELETED FROM AGENDA (HELD, NO DATE PER THE BOARD OF COUNTY COMMISSIONERS).
APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED
ON AN AGENDA.**

SAMI REAL

Next is Item 21, UC-24-0436, holdover use permit for a vehicle wash. Waivers of development standards for the following: modify residential adjacency standards; alternative buffering and screening; and allow attached sidewalks.

TICK SEGERBLOM

Ms. Real, this matter, they've contacted me and asked to have this held. So, can we hold it indefinitely?

SAMI REAL

So, hold no date?

TICK SEGERBLOM

Yes.

SAMI REAL

Okay, so I think the Board would need to make a motion to do so.

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move to hold Item 21 indefinitely.

TICK SEGERBLOM

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

22. UC-25-0059-USA:

USE PERMIT to allow a campground.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; and 2) waive full off-site improvements.

DESIGN REVIEW for a campground on a 16.0 acre portion of a 260.0 acre site in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the west side of Hualapai Way, 865 feet north of Gomer Road (alignment) within Red Rock. JJ/hw/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD, NO DATE, PER THE APPLICANT). APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON AN AGENDA.

23. SDR-25-0060-USA SIGN

DESIGN REVIEW to allow a project entrance sign to not be located within a curbed landscaped area of a proposed campground on a 16.0 acre portion of a 260.0 acre site in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the west side of Hualapai Way, 865 feet north of Gomer Road (alignment) within Red Rock. JJ/hw/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD, NO DATE, PER THE APPLICANT). APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON AN AGENDA.

24. UC-25-0125-TROPICANA LAND, LLC:

USE PERMITS for the following: 1) recreational or entertainment facility; 2) live entertainment; 3) avocational/vocational training facility; 4) office; 5) outdoor dining, drinking, and cooking; 6) outdoor market; and 7) mobile food vendor.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; 2) reduce electric vehicle charging spaces; 3) reduce loading spaces; 4) allow off-site temporary construction activities; and 5) modify driveway geometrics.

DESIGN REVIEW for a recreational/entertainment facility (Ballpark) on 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Reno Avenue and the east side of Las Vegas Boulevard South within Paradise. JG/nm/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Allow the following permits prior to the adoption of the Development Agreement: all grading, including excavation and underground utilities, construction below grade level and structural first lift with initial foundation work, as depicted on exhibit titled "Permit Package A" on file;

- Applicant to provide a phased landscape plan for staff review and approval, in order to coordinate phased landscape inspections;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Las Vegas Boulevard South improvement project;
- 90 days to record said separate document for the Las Vegas Boulevard South improvement project;
- Any reconstruction of pedestrian bridges, elevator or escalators shall be coordinated with Public Works;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Maintenance costs associated with the elevators, escalators, and pedestrian bridges at the intersection of Las Vegas Boulevard South and Tropicana Avenue and/or construction of improvements to pedestrian bridges, escalators and elevators directly connected to the Tropicana parcel to be addressed in the Development Agreement;
- Allow the following permits prior to approval of off-site permits: all demolition, grading, including underground utilities, dewatering, foundation, and structural first level with foundation;
- Bollards to be installed along Reno Avenue from Las Vegas Boulevard to Giles Street including spandrels or the functional equivalent as approved by Public Works;
- Coordinate with Public Works to return any County assets that are removed.

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;
- All cranes and temporary equipment will require separate FAA airspace determinations that provide "Determinations of No Hazard to Air Navigation." A Crane/Temporary Equipment plan that includes the separate FAA airspace determinations must be submitted and approved by the Department of Aviation prior to the issuance of building or grading permits;
- Koval Lane, Reno Avenue, and Mandalay Bay Road to all remain no-parking streets;
- Event Management Plan shall include CCDOA's property located off Reno Avenue (Quail Air Center) and Koval Lane (Atlantic Aviation), and CCDOA's property along Mandalay Bay Road, Haven Street, and Four Seasons Drive (parcels 162-28-302-001, 162-28-301-029, 162-28-401-019 portion, 162-28-401-002 and 162-28-401-004) for the ballpark to provide security at these locations to prevent unauthorized parking during events or as otherwise agreed to in writing by the applicant and Clark County Department of Aviation;
- CCDOA to be provided the draft Event Management Plan for review and comment for high, medium, and lower capacity events.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

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

SAMI REAL

Next is Item 24, UC-25-0125. Use permits for the following: recreational or entertainment facility; live entertainment; avocational/vocational training facility; office; outdoor dining, drinking and cooking; outdoor market; and mobile food vendor. Waivers of development standards for the following: eliminate and reduce street landscaping; reduce electric vehicle charging spaces; reduce loading spaces; allow off-site temporary construction activities; and modify driveway geometrics. Design review for a recreational/entertainment facility, a ballpark on 35.11 acres in a CR (Commercial Resort) Zone within the

Airport Environs (AE 60) Overlay. Generally located on the north side of Reno Avenue and the east side of Las Vegas Boulevard South within Paradise.

TICK SEGERBLOM

Good morning.

JENNIFER LAZOVICH

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive here this morning. On behalf of The A's. Before I get started, I have a number of introductions. We have a number of people here in support, so some of them will come up and speak on their own, but I do want to call out a few people. Sandy Dean is with us today. He's a representative for the ownership of The A's. We have Marc Badain, a familiar face to all of you, he's the president of The A's. Chris Kaempfer, who's my partner and a lifelong fan of baseball. We have Aaron Coakley from the big architecture firm and many, many others who will come up today and speak in support of this exciting project. So, on the aerial is the location of where the ballpark will be. This is Tropicana Boulevard. This is Las Vegas Boulevard and this in yellow shows what will eventually be become a combination of the integrated resort and the ballpark.

As you can see, we're squarely within an area that's master plan for entertainment mixed-use, and the property is also already zoned for a commercial resort. This is the site plan for the ballpark, and I'll get to much more exciting pictures in a minute, but this gives you an idea of where the ballpark right here in white is going to sit. It does have its main driveway coming off of Reno and through Giles. In this area right here will be a 2,500-stall parking garage and our central utility plant will run around this area. The integrated resort will come in subsequent in the area that's in gray with their plans for that resort. This gives you an idea, before I get to the more exciting pictures, of what the ballpark will look like. It is a height of 320 feet that includes some antennas. We do have our 7460-form approved by the FAA (Federal Aviation Administration) and we provided a copy of that both to planning and the airport. The ballpark itself seats 30,000 and has standing room of an additional 3,000.

This gives you more of an artist's rendering or perspective of what this building is going to look like. It's got a number of what we call bouncing arches in its design, and it's a fully enclosed and climate-controlled building.

This gives you a bit of an up-close perspective of this dragon scaling. But we also wanted to show this because part of baseball is having that outdoor feel, yet this is a completely enclosed ballpark. So, these clear story windows that you get in between the bouncing arches will allow for additional light to come into the ballpark.

One of the main features of the ballpark is this beautiful window. This is the perspective from the outside looking in. In a minute I'll show you what it would look like if you're sitting behind homebase looking out. But this gives an idea of that window that will be in the front of this if you're standing on the corner of Las Vegas Boulevard in Tropicana, looking towards the ballpark, this will be what you see.

This gives you an idea, if you're behind home plate and you're looking out, you get the natural light that I was talking about before. And then you also have a view of the strip, which is beautiful during the day, but we also think will be even more beautiful at night.

This gives you an idea of the bullpen seating experience. It's meant this whole ballpark is meant to have a lot of fan interaction. And so, this shows how close the bullpens are to fan seating.

When you are on one of the concourse levels, perhaps you've gone back to get a hot dog or a drink. This gives you an idea that you can still be part of the game, still be able to watch the game from that main concourse area.

This is also the concourse idea, very light and bright. Back to this video again, and I'll stop there for just a minute.

So, our application has a number of waivers, all of which are supported by staff, which we appreciate. I'll run through them somewhat quickly. Waivers 1-A through B is an existing condition that deals with the pedestrian bridges as they touch down onto the site today. Waivers 1-C and D, we do have it more landscaping than what that waiver says, but part of that landscaping is in the right-of-way. So, by code we can't count that.

Waiver number 3, we believe with this design that three loading docks is sufficient for this type of project. Waiver number 4 allows for temporary construction activities to occur offsite. What we mean by that is at some point the ballpark itself will have its own assessor parcel number, but we may need some staging on the adjacent, but still same property visually, and so that will give us that flexibility.

And then waivers having to do with number 5, really deal with a lot of public works waivers that if you read the analysis basically says will be addressed through the traffic study. So, with the combination of all of those waivers and the site design itself, staff is recommending approval.

Now we're doing a number of road improvements, which I'd like to just go through. With this project, we will be realigning existing signalized intersection between Reno and Giles. We'll be adding additional points of ingress and egress into the property. We're going to widen Reno to the north. What we mean by that is along the Tropicana side of the property for the length of that property, we will be adding or dedicating additional land towards right-of-way use for additional lanes, which will allow us to do added median improvements on Reno. Expanded right-turn lanes, expanded left-turn lanes. Walking to the ballpark is a part of going to a baseball game. So, we will be widening the pedestrian walkways all around the exterior of the site. And then we will be putting in, or there will be put in a new bus stop on southbound Giles.

This gives an idea for what the current Reno-Giles configuration looks like right now. This is the Tropicana site; this is Reno and this is Giles. This is the Shrine of the Most Holy Redeemer.

This shows you how the intersection functions today with the arrows. With the improvements that we're making, we are not taking anyone else's property. We're doing all of these improvements within the existing right-of-way. But essentially the biggest thing that we're doing is we're straightening out the intersection between Giles, headed into the integrated resort and ballpark site. And then with that additional dedication on Reno Avenue, we've got a number of lanes traveling either westbound or eastbound, but we're maintaining those two lanes as you come around Giles and head towards eastbound Reno.

I'll show you that again. I do want to make clear that that continues to happen, those two lanes with those two arrows, as you see there, we maintain, and we keep that free-flowing traffic headed eastbound on Reno with all of our improvements. We did submit a parking demand analysis with our application. We are providing a 2,500-space parking garage, but we thought it would be important to show this chart.

We went around and we compared our ballpark to a number of other urban venues, urban baseball parks around the country. And we were very specific. This site is an urban baseball park because it's surrounded by existing developments. So, we wanted to mirror that when we studied this.

What this chart shows you, we are here at the top. We have 2,500 dedicated parking spaces on site, but what the green shows you is the number of other available parking spaces in the immediate vicinity. Some of those may be included within parking garages that are around on the other corners, but it could also include entrepreneurial parking of non-resort hotels that have the ability or the opportunity to provide their parking on game days if it works for them and their business. We've seen the same thing happen in and around Allegiant Stadium, and when we've analyzed the of other, this gives you an idea of what we've looked at.

There's quite a few other, again, I'll call them parking lots, in and around the site that's excluding some of the garages that are directly across from us or down the street just a little bit. This just gives you an idea of other parking lots that could be available as we move forward towards construction of the ballpark. So, I show this, everybody has a favorite team. I hope you're going forward now our favorite teams becomes the Athletics. But in any case, we've probably done the analysis and what this really shows is that the A's ballpark will have a significant amount, if not some of the most dedicated parking of any of the other urban Major League Baseball venues that we compared it to.

I want to summarize my comments with a couple of things. I appreciate very much staff recommending approval of this application. We also presented this application in front of the Paradise Town Board. They too also provided a unanimous recommendation of approval. On a personal note, I'm honored to be part of such an amazing project that's going to change the landscape of the strip in a very iconic way once this building is constructed. And it's exciting. It's exciting for a number of the people who are sitting behind us to be part of this, and we appreciate it. So, with that, I will turn it over to Chris Kaempfer.

CHRIS KAEMPFER

Thank you. Good morning, Commissioners. Chris Kaempfer of Kaempfer Crowell. Jennifer has covered completely and very well, I might add, everything related to the land use perspectives of this application. I can add nothing more in that regard. But I do have a personal perspective to share with you as someone who went to Nevada Southern University before it was UNLV (University of Nevada, Las Vegas) in the 1960s. Who has been married to the same Nevada born and raised woman for 53 years, who have four proud Nevada children, seventh generation Nevadans I might add, and who has personally seen and proudly participated in many of the exciting things that have happened to our community over the last 50 years.

For myself, and I believe I can state unequivocally for tens of thousands of other southern Nevadans, what you have before you today is really a major part of a dream come true. We are the unquestioned entertainment capital of the world.

And with our great men's and women's college teams, the Golden Knights, the Raiders, the Aviators, the ACEs, the Lights, the Silver Knights and the Desert Dogs we are becoming as well as the sports and entertainment capital of the world.

This is beyond anything that I or any of my Southern Nevada contemporaries could have imagined when we were teenagers. And now with all of those things, hopefully baseball. Forget about my personal passion for this game, which is significant. Forget only for a moment about the incredible amount of dollars that will be generated for the County from this stadium. Forget only for a moment about the significant, important jobs, including construction jobs that will be created by virtue of your approval

today. And forget only for a moment about the tens of thousands of visitors who will come from all over this country wanting to combine a baseball series or a baseball game with a trip to one of our fabulous resorts.

And I want you to think, instead, of what you are creating today. A parent taking a child to see a team that that parent grew up rooting for. A grandparent creating and then sharing a moment with his or her grandchild, describing his or her first game. Think about how the interaction takes place. Not on TV or in a living room, but in a real live stadium with real live hot dogs and real live peanuts and real crowds of people cheering loudly for the home team.

Think of the tens of thousands of little leaguers and high school players, boys and girls alike, who will be able to see their major league heroes in person. Watch a Major League Baseball game in person. And very importantly, think about those in our community who cannot afford to travel hundreds of miles to see a Major League Baseball game, but only dream of doing so. They won't have to just dream now because baseball will be in their backyard.

I am proud of this State. I am proud of this county and city. I am proud of how far we have come and the successes we have achieved over the past 60 years in so many realms, in so many ways. Let's please add Major League Baseball to one of those successes. Thank you.

TICK SEGERBLOM

Yes. This is a public hearing. Have you completed your presentation?

JENNIFER LAZOVICH

We have.

TICK SEGERBLOM

All right. I know a lot of people would like to speak and everybody's entitled to three minutes, but anyone who wants to speak for- Tommy, this includes you- for a minute or less, that's fine too. But anyway, please come forward if you want to speak.

TOMMY WHITE

Good morning, Commissioners. Are you referring that I could speak longer than a minute or you want me to keep it to a minute?

TICK SEGERBLOM

You can speak as long as you want.

TOMMY WHITE

Well, first of all, I want to say thank you for everybody showing up today. Not only after we've seen and did what we did with the Raiders Stadium, this is another chance for us to do it all over again and show everybody in the United States what we can build and what we can turn Las Vegas into.

This is not just about only jobs for construction workers because we get out there, we build it and then we go. This is about the jobs that takes place afterwards also. We have a lot of members of Local 872 that work at Raider Stadium that are retired, or they work there part-time when they work their construction job. They might work there on the weekend. But we believe building this stadium is going to be the only place that I believe in the United States where you're going to be able to go see a concert, a football game, hockey game, and a baseball game all in the same weekend. And you can walk there, right? There's going to be no other place like this.

So, we are asking for your support on getting this done and let's put the shovels in the ground really fast instead of waiting months and months and prolonging this. Las Vegas deserves this, the working men and women of Las Vegas and the community deserves this, and we hope that you all approve it.

TICK SEGERBLOM

I apologize. For the record, that was Tommy White.

TOMMY WHITE

Thank you, Tick.

BILL KACERE

My name is Bill Kacere. I'm with a local Little League here in Nevada and I'm going to give you a different side to the economic value this brings to us. I've been talking to the A's for the last three years, and their support of our local youth is phenomenal. It's the best I've seen. They've given us some opportunities with some of our kids that are going to last a lifetime in their memories. When they came out Big League weekend, we got an individual 11-year-old that was able to throw out the first pitch. And speaking with their community people, there's programs they do for the youth of our State, and what's better than helping support Little League's values, which they support totally, to help these kids become better adults. I hope you guys approve this. We need it not only economically but also for the youth of our community. Thank you.

TICK SEGERBLOM

Thank you.

JASON GRAY

Good morning, Commissioners. For the record, my name is Jason Gray, Vice President of Government Affairs for MGM Resorts. I'm here on behalf of MGM Resorts to state our support for the land use application before you today. By way of background and for the record, MGM Resorts is a global entertainment company that includes a portfolio of 31 unique hotel and gaming operations internationally, including large-scale resorts located at three of the four corners on Las Vegas Boulevard and Tropicana directly abutting the proposed stadium site.

As not only a major operator within the resort corridor, but a direct neighbor of the proposed Major League Baseball stadium to be the future home of the Las Vegas A's, our support for the project goes back to the 2023 sessions of the Nevada Legislature. We believe the project will serve as a major tourism asset that will further amplify our destination status as the global entertainment capital for sports and entertainment, while catalyzing development along the South Strip corridor, the proposed stadium site is appropriately designed and configured at a site that is master planned for this type of use and the application responsibly provides for various improvements that will support integration into the resort corridor. I appreciate the opportunity to share our perspective and urge your support. Thank you.

TICK SEGERBLOM

I'm sorry. In the booth up there, can you turn the volume up a little bit? We're having a hard time hearing it. And also, I apologize, but we're not supposed to clap during this. Thank you. Good morning.

TED PAPPAGEORGE

Good morning, Ted Pappageorge, Secretary Treasurer, Culinary Workers Union, Local 226. Good morning to the chairperson and the rest of the Commission. I'm here to also just say a few words about this project.

As you heard from Tommy White, our brothers in the trades, the A's have done the right thing from the very beginning. They have come to the community, they've met with labor, they're doing the right thing to make sure this gets built union and it also with Nevada workers. But as you've heard already, it's also about the jobs that happen after it's built. We have an incredible relationship with the company in the Tropicana and Bally that has that property and that's who the A's have made their agreement with. And we've had union contracts there since the very beginning and it was quite important for us to make sure that whatever happens on that site follows union contracts, union work, and is good for the community.

So, it's a tremendous project, but I do want to say that the team and the A's, the team that they have and the ownership from the beginning has done a great job, and they've come forward with this community to do the right thing. So, we have agreements to make sure that workers that work at Allegiant Stadium, as Tommy talked about, also will have the opportunity to work at this stadium and work at T-Mobile. And these are going to be good union jobs with benefits and good wages. So, I just want to say for the Culinary Workers Union, we appreciate your consideration on this. It's a great project. We want to get this thing going forward, so thank you.

TICK SEGERBLOM

Thank you.

ARCHIE WALDEN

Good morning, Archie Walden, Labor's Local 872 Training Director. I want to speak on a personal and professional level about this project coming up. On a personal level, as somebody who grew up here has been here for over 40 years, this is a great opportunity for the kids of Las Vegas to see a professional team play in their own backyard that are playing baseball. Coming up through here in Las Vegas, having played through Little League all the way through high school and into the Navy, I think it's great for our kids to see a professional team here, it gives them something to look forward to. On a professional level, it gives us another opportunity for the trades to build apprenticeship programs, to put people back to work, especially those that are underrepresented minorities, veterans and women that are not so involved in the trades. It gives a chance for us to revitalize the Las Vegas area, put more people back to work and put forth new business in Southern Nevada.

I think it's a great opportunity for us to all grow together, put in another sports team and not just mentioning the A's, we have the Raiders, we have the Golden Knights. It solidifies Las Vegas not just as a gambling and entertainment capital of the world, but also a sports franchise capital in the Southern Nevada and the United States. And on another note, before I close, as a Cincinnati Reds fan, I'd love to see the Cincinnati Reds come back here and sweep the A's again.

TICK SEGERBLOM

Good luck with that.

TAYLOR AVERY

Good morning, Chair Segerblom, members of the Commission. For the record, my name is Taylor Avery and I'm the manager of Political Affairs for the Vegas Chamber, located at 575 Symphony Park Avenue, Suite 100, Las Vegas, Nevada, 89106.

The Chamber is glad to see the A's have remained a strong partner in the community since day one. Over the last few years, the A's have reached out to community stakeholders, including the Vegas Chamber, to explore ways to partner with our small businesses. We are thrilled to have Marc Badain join the team as president of the A's and know that he will continue to lead a community-first approach. Thank you for your consideration of the item.

TICK SEGERBLOM

Thank you.

AARON IBARRA

Good morning chair and the rest of the Commission. My name is Aaron Ibarra, the Chief of Staff of the Southern Nevada Building Trades. Very proud to be here today. We have really strong first-year apprenticeship language on this project that we're really excited to implement, going out and recruiting some more folks into the trades, it's really what we're trying to do with a big part of this project. And not only the workforce development part of this, but we just had our Trade versus Trade Softball Tournament last week and we had around 300 families there. And we had Stomper come down and interact with the kids, interact with the families. And seeing the kids light up, seeing the parents say, "Hey, I'm going to build that guy's stadium," really got me really amped up for this. So just know the trades are really excited, the building trades are really excited, and our 20,000 members are ready to go back to work and build this state-of-the-art stadium. Appreciate it.

TICK SEGERBLOM

Thank you.

DON LOGAN

Don Logan, I'm the president of the Las Vegas Aviators. Something caught my eye this morning. This is Item number 24, the same number as the late great Hall of Famer. With the A's Ricky Henderson, we're celebrating Ricky this season, which that's a coincidence beyond some people's liking there, but it is good. One of the things I wanted to mention today is many of you were here four years ago and Commissioner Brown and I brought John Fisher, Sandy Dean and a couple of their executives in to meet you with this being an idea that the A's would relocate here. One of the reasons that that worked out and has worked out as well as it has is because Southern Nevada is a great baseball community. No disrespect to hockey, football, basketball. This is a baseball area. There's over two dozen players right now playing professionally in minor leagues and major leagues. We've got a Hall of Famer in Greg Maddux that comes from Southern Nevada and it's something that we've been able to succeed through the years because of, because baseball is such a big part of our culture here. And it's something that I really have gotten to know John and Sandy through this process, and they really are committed to baseball. And baseball's different. We've got 81 games, which is going to be great for the employees working at the stadium.

Obviously, Tommy and his guys do a great job building this place, the jobs it's going to create, but the energy it brings to our market in a time when things aren't as robust as they are the rest of the year. Because summertime is weather's good everywhere else, that's one of the things that gets lost in this. And one of the other things that has been out there is there's been doubt about John Fisher and the A's willingness and really desire to do this. And I can tell you beyond a shadow of a doubt that is wrong. John has committed over \$40 million to this community. He enhanced this community the minute he bought a house last month and made Vegas his home. He will be a great asset; the A's will be a great asset and great partners for us. And one of the biggest things that I think they did to hope to demonstrate all of you and to make this a no-doubter for everyone, is hiring Marc Badain as the president. What Mark did in putting Allegiant together, bringing the Raiders here, game changer for the world of football, for Southern Nevada having the Super Bowl. Mark's fingerprints are all over that and he will do a great job shepherding this through the process. Thank you.

TICK SEGERBLOM

Thank you.

PABLO LEOS

Good morning.

TICK SEGERBLOM

Hold your applause.

PABLO LEOS

Good morning. My name is Pablo Leos, I'm the Vice President of Operative Plasters and Cement Mason, Local 797 here in the State of Nevada. And on behalf of the 1200 members that I represent, we encourage you to pass this bill. And this is a great opportunity for our members to go back to work. This creates a great momentum for the economy of this community here in Las Vegas. And as a Latino, we love baseball. We even send you our best player over here, Fernando Valenzuela, and we might be sending you another one. Thank you very much.

TICK SEGERBLOM

Thank you. Please send another one.

MARCUS WHITE

Good morning, Chair and other commissioners. My name is Marcus White. I'm with the Las Vegas Urban Chamber of Commerce. We're here in support of the project. The one thing that we want to express is it's not only good for the community, but it's good for other underrepresented businesses that we serve in the community. And so, us with our partnership with the A's, we think this is a fantastic project. Thank you.

TICK SEGERBLOM

Thank you.

GUSTAVO PIMENTEL

Good morning. Hello Chair and members of the committee. My name is Gustavo Pimentel. I'm a business rep for the District Council 16. We represent paners, glaciers, and floor covers. I'm here to voice strong support for the A's stadium project. This isn't just about baseball, it's about creating thousands of good-paying jobs and boosting our local economy. This project will bring long-term investment, attract businesses, and re-energize our community. On behalf of District Council 16 and the workers we represent, I urge you to approve this project. It helps us build a stronger future. Thank you.

TICK SEGERBLOM

Thank you.

JASON CALDWELL

Good morning. My name is Jason Caldwell. I'm the president for Henderson Little League. When the A's asked me to come in this morning to show some support, there was no hesitation on my part. We've been in contact with the A's since before they publicly announced that they were even coming here to Las Vegas, and they've shown incredible support to the Little League community throughout the State of Nevada with a promise to contact every sports organization that offers youth baseball and softball in the State to offer their support. They have provided monetary donations to basically every Little League in the Las Vegas and Henderson area. They helped support our Little League team that traveled to Williamsport two years ago to play in the Little League World Series. They've been at our opening day ceremonies, providing support with their mascot, even had their public address announcer come out and introduce all of our players. So, from the very beginning they've been there supporting all of the youth sports. I know this is a great opportunity for jobs and for economic growth, but in the long run, baseball is

a game, it's about the kids. And they're here to support the community and the kids that play baseball here. So, I encourage you all to consider that when you're looking to approve this. Thank you.

TICK SEGERBLOM

Thank you.

JOHN O'REILLY

Mr. Chairman, members of the Commission, my name's John O'Reilly. Address, 325 South Maryland Parkway. I'm here to speak on behalf of the application, I hadn't intended to. As I listened to the presentation, I realized that this is very close to home. I grew up as a kid, played baseball. My dad was a professional baseball player probably about a hundred years ago now before anybody got paid money for it. So, I grew up with him as a scout, as a coach, and in many capacities, but more significantly and irrelevant to what we're dealing with here.

Years ago, I was asked by Richard Moore, who was the president of the community college in those days. "John," he said, "will you help me set up an athletic program at the community college?" I said, "Richard, we don't have athletic programs at the community college. That's not going to work." "No, I'm talking about starting with baseball." I said, "Why baseball?" He said, "Because we're losing so many kids out of our community here. They're going and playing community college baseball and other parts of the country for other schools. We should have them here." I said, "Well let's study it." So, we formed a committee. The committee recommended approval. We went to the regents who our primary advocate or adversary was Bill Raggio, who thought it was a bad idea to have baseball here.

Long and the short of it, it was approved by the regents. The community college started baseball. The first year, the community college won the national championship. So I'm here to tell you, I think it's a great idea and I think you're going to see great things from the A's. They may not win the national championship, but they could win the world championship. So thank you very much.

TICK SEGERBLOM

Thank you.

SAL JOHNSON

Good morning. My name is Sal Johnson. I am the Chairman and Executive Manager of the Edison Opportunity Fund. We have been following and have been support of the Athletics organization coming to Las Vegas. We've had a chance to be involved with them and watching the process at the stadium authority level.

One of the things I will say about the organization and us dealing with them is promises made, promises kept. Regardless of what's been said in the news and in the media, they've been honest brokers. We're very excited about the prospect of the Athletics building their ballpark at the Tropicana site for the same reasons we were for the Allegiant Stadium. We're very blessed in the Las Vegas valley to actually have two stadium projects that are vested inside of opportunity zones. The opportunity zones did not take a major impact with the Allegiant Stadium because of the timing. But now with this being built here during this particular season, we believe that there's going to be a major cottage industry that's going to come about in that immediate area, whether it be bars, whether it be different businesses that will be vested as a result of being in the opportunity zone.

So, we just see the opportunity, pun intended there, of really great things happening and we look forward to the A's and everything that's coming. So, we would just encourage that you guys vote yes on this. Thank you for your time.

TICK SEGERBLOM

Thank you.

MARCO HERNANDEZ

Good morning Board. My name is Marco Hernandez, Vice President for the Labor Union, but on behalf of Central Little League, which is located on the northeast side, east side of Las Vegas. I've been coaching for the last 10 years at the Little League and to be honest, this is one of the most exciting parts of having a stadium built like the A's are coming into Las Vegas. To have all those Little Leagues individuals, whether it's the little boys or little girls playing softball, to have that experience. This is one of those areas that we try to keep those kids out of trouble with the Little League Baseball. So, I'm excited to see that happening and let's get it going and let's get it building. Thank you.

TICK SEGERBLOM

Thank you. And they have promised to spend a lot of time in east Las Vegas.

All right, that closes the public hearing. We'll close the public hearing and turn it over to Jennifer and when the judge is on your side, you don't have to say too much.

JENNIFER LAZOVICH

Okay, I hear you. And normally I would listen, but I do want to bring two people up as we wrap up the presentation. Both Sandy Dean and Marc Badain to say a few words. And while they are walking up, I would like to acknowledge and thank former County Commissioner Larry Brown for being in the audience. His love of baseball is long and it's an honor to have him in the audience as well.

TICK SEGERBLOM

Can we applaud for him?

SANDY DEAN

I'll just say a few things. First the thanks for having us.

TICK SEGERBLOM

Can you state your name please?

SANDY DEAN

Oh, Sandy Dean with the A's. Is that enough?

Thanks to all of you for coming out today. I know that time is the most important thing each of us has, and you all gave your time today to come and support our project and thank you for that. Today's a big day. We came to Southern Nevada for the first time officially in May of 2021. So, we're just shy of four years. And I want to thank all the people who've worked on our project. We have architects, designers, engineers, consultants, the trades have been engaged with us. I want to thank the County staff who has been working with us in a very unglamorous way with a lot of detail, especially dating back to October of last year. I want to thank Marc Badain for betting on us and believing in our project and joining the effort. And I just want to say we have a young team. They're exciting. We've started to sign players who are going to be here in 2028 and we can't wait for opening day. It's just about three years and counting. I don't know. Marc, do you want to add?

MARC BADAIN

Thanks Sandy. Thanks Jen. There's obviously a lot of people — Sorry, Marc Badain, proud resident (inaudible)

TICK SEGERBLOM

We all know you.

MARC BADAIN

Thank you. This is weird. So, I'm just going to start with that. It's a real sense of déjà vu to be up here again. But I want to thank Sandy and John and the entire A's organization for believing in me. Obviously known for bringing the Raiders here in Allegiant Stadium, but excited to do it again. I saw what that project did. I saw how important it was to this community. I saw how many jobs it created. I saw the economic projections and then I saw those projections get blown out of the water. I think if you went back 6, 7, 8 years and listened to some of the skeptics, I wouldn't say in here, everyone in here was a believer, but some of the national skeptics talking about whether a sport could survive here, they have a lot of egg on their face. And this community has been wonderful to me. It's been wonderful to my family. It certainly was incredible to the Raider organization and now it has a chance to do it again with the A's organization. I've been very impressed with the people I've met with the organization, with the Fisher family, with Sandy and his leadership team. The team of consultants and everybody that's worked on the project have really blown me away, both with the design and with their plans for impact in this community. What they want to do here, where they want to spend their time, money, energy, resources. And it's an honor to be here.

I want to thank you Mr. Chair, Vice Chair and the Commission. You guys have been very, very welcoming, very understanding, very responsive and true to your nature, very honest and direct. So, we appreciate it. We expect that to continue, we'll do our best to adhere to everything you need us to do to make this project a huge success, drive economic activity, drive what you heard from some of the more emotional testimony today, the impact that it's going to have on kids for generations here. And what it does for a community, what having a sports team does to galvanize a community, promote a community nationally and internationally, especially in this sport, is going to work wonders here.

So, thank you for the opportunity to speak. Thank you for the opportunity to be here and we look forward to your support.

TICK SEGERBLOM

Thank you. All right, if that concludes your presentation, we'll turn it over to Commissioner Gibson. It hasn't been mentioned, but he is obviously instrumental in this whole process.

MOTION**JIM GIBSON**

So, my first meeting with the A's was at the Mob Museum three or four years ago, I don't even remember how long ago it was. And ever since that time I've been awfully excited that we would have the opportunity to have Major League Baseball establish itself in Las Vegas.

Over the course of the months we looked at various locations. I think that there are others on this Board who at one point or another thought that maybe the A's would be in their District, I feel badly for you. But locating the A's on Las Vegas Boulevard was not a real easy thing for us to think through, for obvious reasons. The iconic structure that is proposed there is something that opens a lot of doors when it comes to the importance of Las Vegas Boulevard to this community and to the world frankly. Where this is, and I consider this to be a transformative action that we're taking here today. You've trusted us, we've trusted you over the course of the many months. There's never been a time when any of us have needed some community support from the A's that we've been denied. We think that is simply a foreshadowing of the way that this relationship will work over the course of time.

So, it is with a lot of respect for what you have and what you've accomplished. And I think it's important to say here, this organization knows how to win. They know how to aim for and achieve playoff status. It was not that many years ago that the A's were doing just that. And their commitment to the youth and talent that they've signed as we've read about them and been introduced to them, suggests to me that we're on our way. And Mr. Badain gets to help frame something that will be really historic here that will add to his wall of fame and will add something to us. What people don't realize is that we have all of the teams and sports that have been listed here today. We also have WrestleMania here this month. There's almost no end to the sporting events and competitive activities that want to call Las Vegas home.

So, I want to thank also the professionals on our staff who have worked very hard to figure out how we do something that has not really been done before to bring this kind of activity to Las Vegas Boulevard. And with that, I am happy to move that we approve Item 24 with each and all of the waivers in its totality. That's my motion, Mr. Chair.

TICK SEGERBLOM

Anyone else have any comments? I just want to say even if weren't a baseball team, this is the best sculpture in Nevada, maybe in the world. So this is fantastic.

JIM GIBSON

I'm also excited that it might be a lot easier to find a 59-50 low profile hat that is an A's hat after we get going here.

MARILYN K. KIRKPATRICK

Mr. Chairman, may I ask a question?

TICK SEGERBLOM

Please.

MARILYN K. KIRKPATRICK

So, if this were to be approved, how would we find out the next steps for the community benefits meetings and all of those? Because a lot of people are asking what that looks like and I think we have a great Community Benefits Agreement. And so, what are those next steps?

JENNIFER LAZOVICH

Thank you. My apologies. I meant to address that in my original presentation. If I had just turned one more page, it would have been there.

So, we have already entered into a Community Benefits Agreement and the purpose of that is twofold really, to ensure local community share in the economic opportunities associated with the ballpark. But perhaps equally important, it is to take on initiatives that are important to our community. And some of those initiatives are listed in our Community Benefit Agreement. That includes educational and youth engagement, art, veteran's issues, scholarships, career programs, youth sports clinics and internships. As I mentioned, that's already been executed. And as part of the legislation that approved the creation eventually of this ballpark, there was a further requirement for us to enter into the Community Benefits Agreement. And there was also a requirement for a Baseball Stadium Oversight Committee of which this County has appointed two members. The governor has appointed somebody, the majority leader, the speaker, and those appointments have all occurred.

I do not believe there is a date set yet for their first meeting. But that Baseball Stadium Oversight Committee will be instrumental in helping guide, shape and the accountability of ensuring that the A's do

what I know they're going to do. But it's the first of its kind that we also have that Oversight Committee to ensure that happens.

MARILYN K. KIRKPATRICK

Okay. If you could just keep us in the loop as we move forward, because we don't always listen I don't always listen to the Stadium Authority Meeting, so if you just keep me in the loop, that'd be great.

TICK SEGERBLOM

I think Sandy's going to move into the sixth floor.

SANDY DEAN

Be there every Monday.

TICK SEGERBLOM

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes unanimously.

SANDY DEAN

Thank you, Commissioners, very much.

JIM GIBSON

Congratulations.

TICK SEGERBLOM

Can we recess for five? We're going to recess for five minutes, let everybody take a breath.

(Recess 10 A.M.)

(Reconvene 10:11 A.M.)

25. UC-25-0127-RODRIGUEZ NATIVIDAD CANO:

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) alternative buffering and screening; 3) modify residential adjacency standards; 4) reduce the front setback for a trash enclosure; and 5) waive full off-site improvements.

DESIGN REVIEWS for the following: 1) outdoor storage (commercial vehicles); and 2) alternative landscape plan on 1.39 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay.

Generally located on the west side of Lincoln Road, 120 feet north of Cartier Avenue within Sunrise Manor. WM/bb/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Approval of waiver of development standards #2 limited to 1 year after which a screen wall in accordance with Title 30 must be installed;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 1 year from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Full off-sites;
- Drainage study and compliance;
- 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.

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

Clark County Water Reclamation District (CCWRD)

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

WAIVERS OF DEVELOPMENT STANDARDS #1, #3B, #4, AND #5 WERE WITHDRAWN.

SAMI REAL

Next on the agenda is Item 25, UC-25-0127, use permit for outdoor storage. Waivers of development standards for the following: reduce street landscaping; alternative buffering and screening; modify residential adjacency standards; reduce the front setback for a trash enclosure; and waive full off-site improvements. Design reviews for the following: outdoor storage being commercial vehicles; and alternative landscape plan on 1.39 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located on the west side of Lincoln Road, 120 feet north of Cartier Avenue, within Sunrise Manor.

TICK SEGERBLOM

Good morning.

LANDON CHRISTOPHERSON

Good morning. Landon Christopherson, 2885 East Quail Avenue, 89120, here representing the applicant.

Clark County Board of County Commissioners Zoning Meeting Minutes – Wednesday, April 2, 2025

Thank you, Commissioner, for taking some time and your staff on meeting with us. With that meeting, we have submitted a redesign where we are removing the request for waivers. For waiver number 1, 3B, 4 and 5. So those waivers have been withdrawn. We've redesigned the site; we're providing the full-off-sites. We are providing the landscaping and the shrubs. So anyway, the waiver for number 2 is for the outside storage, which again, this is going to be parking for delivery trucks. This isn't outside storage for materials. And then the waiver number 3A is a request for a chain-link, mesh-screened fence. And with that, we understand that there will be a timeframe placed on that of a year from C of O (Certificate of Occupancy). Which the owner has agreed to.

With that, I'm here to answer any questions you may have.

TICK SEGERBLOM

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

MOTION

WILLIAM MCCURDY II

Thank you, Mr. Chairman. And thank you for meeting with my staff on this item. And for our discussion, we had in our records that we were going to like you stated. We had 2 as well. A denial of waiver 1, 2, 3, and 4. Which you're now removing and we were going to grant you the waiver for the off-site improvements. That's what we discussed. Is that correct?

LANDON CHRISTOPHERSON

My understanding is that the waiver for the off-site has been withdrawn and that 2 would remain for just that chain-link mesh for a year.

WILLIAM MCCURDY II

That works. Antonio?

ANTONIO PAPAZIAN

Thank you, Commissioner. With the waiver of off-site number 5. The waiver for the off-sites, which is waiver number 5. They will need to come in for a vacation to construct the detached sidewalks. So, I just want to make sure that they're aware they're going to need an application for a vacation of five feet of Lincoln Road.

LANDON CHRISTOPHERSON

Yes, we apologize. That was made aware as well for the waiver, for the vacation, and the detached sidewalk.

WILLIAM MCCURDY II

Okay, sounds good. With that being stated, I move for approval.

TICK SEGERBLOM

Motion for approval. Cast your vote.

VOTE

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

VOTING NAY: None
ABSENT: None
ABSTAIN: None

MARILYN K. KIRKPATRICK

Yeah, I wanted to wait to the motion. So, I want to add, Commissioner McCurdy, we have a lot of similar things that you just did. So, I wanted to put on Sami's radar, maybe we could direct staff to go back and modify the truck staging thing. There's such a need on the east side for this truck parking. So, they're in neighborhoods, they're everywhere. And I'd rather have a place, well you probably have it in the southwest too, right? But it's a problem and I'd rather have a place where they can go, which makes sense as long as we have safety components. So maybe you could revisit that for us.

SAMI REAL

I'll bring back a discussion item with a proposal for that.

MARILYN K. KIRKPATRICK

Perfect. Thank you.

TICK SEGERBLOM

All right, there's a motion. Cast your vote. Oh, I'm sorry, we already won.

(Companion Items 26, 27, and 28)

26. VS-25-0151-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS: VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Florido Road (alignment), and between Montessori Street and Rainbow Boulevard; and a portion of right-of-way being Rainbow Boulevard located between Mountains Edge Parkway and Florido Road (alignment) within Enterprise (description on file). JJ/rg/kh (For possible action)

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

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

- 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 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.

SAMI REAL

Next are companion Items 26 through 28.

- Item 26, VS-25-0151, vacate and abandoned easements of interest to Clark County located between Mountains Edge Parkway and Florido Road(alignment) and between Montessori Street and Rainbow Boulevard. And a portion of right-of-way being Rainbow Boulevard located between Mountains Edge Parkway and Florido Road (alignment) within Enterprise.
- Item 27, WS-25-0152. Waivers of development standards for the following: allow and attach sidewalk; and reduced driveway departure distance. Design reviews for the following: a retail building; gas station; daycare facility; and alternative landscape plan on a portion of 3.88 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard within Enterprise.
- And then Item 28, TM-25-500036. Tentative map for one lot commercial subdivision on 3.88 acres in a CG (Commercial General) zone. Generally located on the southeast corner of Mountains Edge Parkway and Rainbow Boulevard within Enterprise.

TICK SEGERBLOM

Good morning.

MARISSA FURMAN

Good morning, Marissa Fehrman, 1980 Festival Plaza Drive here this morning on behalf of the applicants. We are just under four acres on the southwest corner of Mountains Edge Parkway in Rainbow Boulevard. We have single-family residential to the west and south. We have a gas station, C-store to the east, as well as a tavern and vacant land to the north. The site is currently planned neighborhood commercial, and zoned commercial general.

We are proposing a small commercial center on this site. As you can see here, we have Mountains Edge here, Rainbows here. On the northern portion there will be a proposed gas station and C-store, to the south a daycare facility will be abutting the residential. This area in the middle here, that is going to be left undeveloped for now. That will come in a later phase before you for a design review for some commercial retail use to fill in the center. Initially we had a waiver for detached sidewalks along Mountains Edge Parkway. These plans have since been revised.

JUSTIN JONES

Sorry, can we have the booth put the image up? It's not on there. There we go.

MARISSA FURMAN

Thanks. These plans have since been revised and we are now proposing the detached sidewalk with the required street landscaping. So, we would like to withdraw that waiver here this morning. We have an additional waiver for reduced approach distance, with which Public Works has no objection to according to the staff report. We would appreciate your approval on the entire application.

I will just show you some elevations. This will add to the area and support the neighboring residential, with the daycare and the gas station C-store facility. It'll be a modern design. It will enhance the neighborhood, and again, service the surrounding community. So, with the withdrawal of the waiver number 1, we would accept a condition to come back in for a vacation application for those detached

sidewalks. So, with that we would respectfully request that this Board approve the entire application. Thank you.

TICK SEGERBLOM

All right, if that completes your presentation, this is a public hearing. Anyone here wishing to speak on this item? See no one, we'll close the public hearing and turn it over to Commissioner Jones.

MOTION

JUSTIN JONES

Thank you, Mr. Chair. And thank you for the withdrawal of waiver number 1. So, with that I'll go ahead and move for approval of agenda Items 26, 27, and 28 with the withdrawal of waiver of development standard number 1.

TICK SEGERBLOM

There's a motion cast to vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

MARISSA FURMAN

Thank you.

27. WS-25-0152-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; and 2) reduce driveway departure distance.

DESIGN REVIEWS for the following: 1) retail building; 2) gas station; 3) daycare facility; and 4) alternative landscape plan on a portion of 3.88 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 26 AND 28).

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;
- 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.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0072-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1 WAS WITHDRAWN.

28. TM-25-500036-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:

TENTATIVE MAP for a 1 lot commercial subdivision on 3.88 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 26 AND 27).

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.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0072- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

29. WS-25-0155-WINDING RIVER RANCH, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-sites improvements in conjunction with an existing single-family residence in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Torrey Pines Drive, and the north side of Rome Boulevard within Lone Mountain. MK/my/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Alternative landscaping to be provided along Torrey Pines Drive and Rome Boulevard with landscaping to be reviewed and approved administratively;
- Certificate of Completion 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

- Construct a 10-14 foot wide unimproved trail along Torrey Pines Drive and Rome Boulevard to the satisfaction of Public Works - Development Review;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

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

SAMI REAL

Next is Item 29, WS-25-0155. Waivers of development standards for the following: eliminate street landscaping; and waive full-offside improvements in conjunction with an existing single-family residence in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Torrey Pines Drive, and the north side of Rome Boulevard within Lone Mountain.

DAVE TURNER

Good morning, Chairman, Commissioners, Dave Turner, 1210 Hinson Street representing the applicant Winding River Ranch and its owners John and Robin Companio. What we're asking for here today is a waiver of the off-site improvements on a parcel at the corner of Torrey Pines and Rome. It's in a very rural area, it's two and a half acres. What the owners are planning on doing is putting in a couple of pasture areas and an uncovered arena. They own the property to the north as well. We're asking for a waiver of the off-site improvements. We're also asking for a waiver of the County approved landscaping. The owners fully plan on putting in landscaping out there. They're going to be putting a horse rail fence around the property. It'll be lushly landscaped with shrubbery, hedges, and we'd ask for your approval of this application.

TICK SEGERBLOM

All right, thank you for your presentation. Does anyone here wish to speak on this item? See no one will close the public hearing and turn over to Commissioner Kirkpatrick.

MOTION

MARILYN K. KIRKPATRICK

Thank you Mr. Chairman and you, this Board may know this area very well because we've been through with Gilcrease, with the Harrison Gale family. So, we've constantly tried to keep this area rural in particular. So, we will, and I did speak to Robin and John as well. We wanted to see rural; it's the last 400 acres that is 100% rural over there. So, we would waive the offsites, but, and Robin has agreed, so I'm assuming you're going to say it on the record. That we want the horse trail to go around the property and we like to have the horse trail between 10 and 14 feet, and unimproved. So, we know that County's not going to maintain it. We know that the horses prefer to be on the natural ground. So, we would waive those but in lieu we'd like the horse trail.

There are a lot of people that come from Mustang around that corner. So, one, we're okay with that. I think there was some confusion. We are not asking you to pay a fee in lieu of the trees, and so we don't like to waive that fee because landscaping is hard to get, and we want to keep it. But we would make a motion to change the condition. Number one, to allow for alternative landscaping and we'd like it done administratively where we can work with you and our planning staff to make sure that it meets the criteria of the rural character. Do you need more clarification, Sami? They're going to have trees, but we want a little bit more and knowing all the other properties that they've had, it'll be probably way more than what the County requires.

SAMI REAL

We can work with you on that.

MARILYN K. KIRKPATRICK

Okay. Administratively so that we can —

TICK SEGERBLOM

You'll know it when you see it.

MARILYN K. KIRKPATRICK

That's right. And they'll know, we'll know. So, all right, so that would be my motion for approval to change condition number one, instead of eliminating the landscaping to allow for an alternative landscaping that is approved administratively. And number two, is to allow for the waiver of the offsite improvements in lieu of that to put in a horse trail between 10 and 14 feet that is unimproved. Is that good Antonio, too? I feel like I don't have my conditions right this time, but it's consistent with what we do.

ANTONIO PAPAIZIAN

Nope, perfect.

MARILYN K. KIRKPATRICK

Okay. All right. That's my motion.

TICK SEGERBLOM

All right, there's a perfect motion on the floor. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

DAVE TURNER

Thank you.

(Companion Items 30, 31, 32, 33, and 34)

30. PA-24-700024-DIAMOND RAVEN, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 4.84 acres. Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action)

ACTION: ADOPTED (RESOLUTION R-4-2-25-1; COMPANION ITEMS 31, 32, 33, AND 34).

SAMI REAL

Next are Items 30 through 34.

- Item 30, PA-24-700024. Plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN), to Mid-Intensity Suburban Neighborhood (MN) on 4.84

acres. Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise.

- Item 31, ZC-24-0528. Zone change to reclassify 4.84 acres from an RS20 (Residential Single-Family 20) Zone, to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise.
- Item 32, VS-24-0530. Amended vacate, and abandon easements of interest to Clark County located between Raven Avenue and Pebble Road, and between Dean Martin Drive and the I-15 right-of-way. And a portion of right-of-way being Pebble Road located between Dean Martin Drive and the I-15 right-of-way, which is no longer needed, within Enterprise.
- Item 33, WS-24-0529. Amended waivers and development standards for the following: eliminate landscape buffer (previously notified as eliminate street landscaping); modified driveway design standards (which was previously notified as eliminate landscape buffer); and allow and attach sidewalk (which is no longer needed). Design review for a single-family residential subdivision on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road on the west side of the I-15 right-of-way within Enterprise. And then Item 34, TM-24-500115. Amended tentative map consisting of 36 lots (previously notified as 38 lots), and common lots on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of I-15 right-of-way within Enterprise.

TICK SEGERBLOM

Good morning.

JENNIFER LAZOVICH

Good morning, Jennifer Lazovich. 1980 Festival Plaza Drive here today on behalf of the applicant. The location of the property sits just between Pebble Road and Raven on the west side of I-15. This application has changed from what was originally submitted. The original application also had a plan amendment to remove from the transportation plan what would amount to be an eventual connection over the 15, to connect the east side of the 15 and the west side of the 15, along Pebble. That has been something that Public Works for a long time has worked to ensure maintains as an option in the future. And so, we have withdrawn that request and that is no longer before you. So, at some point in the future, perhaps, there could be a flyover that occurs connecting East and West Pebble over the I-15. Around our site, just to give you a further idea of where we sit, this is the McKee Ranch right here.

This is a church south of this right here is Magnolia Ranch, which is a KB Home Development. And then somewhat diagonal but sitting on the corner over in this area is the Secret Garden event venue. The proposal before you today is to allow for single-family detached homes. Staff is recommending approval of the zone change and the vacation. The vacation would allow for detached sidewalks on both Raven and Pebble. So, we are complying with code in that way. In addition, the plan amendment has been recommended for approval.

With respect to the waiver of development standards and design review. I want to spend a minute talking about that. We did do a neighborhood meeting early on in the very beginning as part of, I'll say, as the required part of this plan amendment process. And then after the Planning Commission last Monday, we did another neighborhood meeting for the immediate surrounding neighbors and there were five who attended.

They are here today and I know that they have concerns over the density, and the traffic, and they will speak to those. But I did try to ask them that if this project were to move forward, are there some conditions that you would want to see, and I'll walk you through what some of those are. For starters, we have already agreed and committed that we would build single-story homes on lots 28, 29, 32, 33, and

36. So all along that western boundary we would have single-story homes. We also placed our larger lots up adjacent to that western boundary. In addition to that, some of the conditions that we talked about with the adjacent neighbors. At the Planning Commission, we were asked if we would include a disclosure statement given the proximity of other rural-type uses or livestock uses in the area, that is in your staff report.

But based upon feedback from our meeting last week, we'd like to delete that condition that's in your staff report and revise it to read standalone disclosure to future home buyers to read. The site is located adjacent to rural properties. Rural uses can include but are not limited to the following: arena lights, livestock, odors, and noise, including amplified sound from sunrise to sundown. That was a specific request from the McKee Ranch. It's my understanding that from time to time they have music or amplified sound there. And so that's a very specific request and which is why we're asking to delete the condition that's currently in the staff report and amend it to be what I wrote.

In addition, along the west boundary, we would ask for a condition to read applicant to install an eight-foot-tall decorative block wall along the west boundary of the site to include an additional two feet of wrought iron for a total fence height of 10 feet pending approval from NV Energy, Cox Communications, and Lumen.

The reason why we have to add the part about NVE (Nevada Energy), Cox, and Lumen, is there is some existing, I'll call them power poles, but there's some existing utility easements and above ground power poles that sit there today. So, we just have to coordinate with them on what that maximum fence height would be. The additional two feet of wrought iron was really asked for from the McKee Ranch, and then the other neighbor up along Pebble said, "Well, maybe it makes sense to make this consistent all the way given again the activities that occur at McKee." They wanted some additional fence height, so rather than a 10-foot solid block wall, we're proposing an eight-foot solid block wall with two feet of wrought iron. Again, pending approval from NV Energy, Cox Communication, and Lumen.

And then finally there was a request, this is not part of our original application, but there was a request for no streetlights to be installed on Raven and Pebble. But as we talked about that further, the neighbor who lives on Pebble said no, he'd like to see some streetlights added there. So, I think the request from the neighbors came and it's just relative to the streetlight or not putting in a streetlight along the Raven Avenue cul-de-sac. And that's up for your consideration. We have provided a copy of these conditions in advance to Planning, so I'm not catching anybody by surprise. And we would ask that you consider this application with the inclusion of those conditions.

TICK SEGERBLOM

This is a public hearing. Anyone here wishing to speak on this item? If so, please come forward.

CHRISTI MCKEE

Good morning.

TICK SEGERBLOM

Good morning.

CHRISTI MCKEE

My name is Cristi McKee and I've grown up in Las Vegas right there since 1962, and I live at the McKee Ranch, operate the McKee Ranch, and love the McKee Ranch. It's been open to the public since 2004, when there was an issue in the state to rescue 48 animals before they had to be put down. All of our neighbors took one in, we took one in, and that's what started the ball rolling. We've taken in animals for

the last 14 years from the County, from neighbors, from as far as Logandale, Pahrump, Sandy Valley. Animals that were in distress, abandoned, and just in need of a home. We have brought all of these animals back to health. The public enjoys them, and as a result we are open seven days a week from sunup to sundown. For the public to bring their kids, children, schools, senior buses.

We do all kinds of different groups that come in buses, and vans, and all kinds of vehicles on Raven Road. Raven Road is a very small dead-end road that leads one way to a church and to the McKee Ranch. By placing this large community behind us and making Raven the only open entry-exit would be a detriment to everything and everyone around the McKee Ranch. Including the dust, the noise, the digging, et cetera. It would never be the same.

We try to preserve the rural aspect of it so that we can teach these children in Clark County where the animals come from, what happens to them, and they just enjoy seeing them, chasing them, and petting them. We love the area. We hope that you will take in consideration how this will affect and impact our lives. The animal lives, the neighbor's lives. We just don't think this is the correct use of the area. It would be a really nice thing if the area were donated for expansion of the ranch, enjoyment of the ranch, and parking. And I say that respectfully and thank you all very much for your time and understanding.

TICK SEGERBLOM

Thank you.

BRIAN BARRON

Brian Barron, 3585 West Pebble Road, in opposition. Since the beginning, this developer has wanted to maximize the space using every square inch. 38 homes is what was originally proposed, and the density just doesn't coincide with the rest of the neighborhood. It should be held at the current zoning of five homes per acre, and this way it doesn't overwhelm the neighborhood. Currently between Valley View and the I-15 bordered by Pebble and Raven, there are less homes than what they are proposing. And it just doesn't make sense to border the RNP with a preponderance or maximization of this property, and changing the zoning, and not sticking with the master plan. Thank you.

TICK SEGERBLOM

Thank you.

MAX MCKEE

Good morning, Commissioners, my name is Max McKee. I'm with the McKee Ranch and Foundation. At the meeting where the close proximity neighbors were to be at, I was there. One of the requests and things that I spoke to them about was the entrance, and the safety exit or entrance. My recommendation to them was to put the main entrance off of Pebble and put the safety or emergency services entrance gates off Raven with a man gate. Like everyone said, we have a church there, we have a trucking company across the street, we have the McKee Ranch Foundation. There's a lot of traffic there already. So, the aspect of the flyover came up. Well, we've been talking about the flyover for a long time. So, I did my homework. I went to the Sunset Road Flyover, and I looked at it, and how people have access to their businesses and how emergency services could get in there and get to those places.

I went to the Desert Inn Flyover. I looked at that one as well. And I also went to the Sahara one, and I looked at that one. And I feel that the best place for the main entrance to this proposal, that I'm not in agreement with, would be off a Pebble. Flyover or not. When the flyover does come, they can fix it just like they have Sunset, Desert Inn, and Sahara, so that they have access to all of the services that they would need and not congest Raven Road any more than it already is congested. We were there first since 1962, the Secret Garden. It was the Los Angeles Racket Club, the first private tennis club in Nevada.

Nothing else around there. So that being said, that would be my suggestion for the entrance to this project if it should pass. And again, I'm not standing here in favor of it. Thank you.

TICK SEGERBLOM

Thank you. You can take both microphones if you want.

ROBERT BOYLE

Morning sir. Ma'am, my name is Davey Weizak Jr. I'm a volunteer for the McKee Ranch.

TICK SEGERBLOM

Okay.

ROBERT BOYLE

Yeah. I just want to let you know that doing the project on Raven Street or Pebble. I just want to say that having that project, that we hearing this topic about the McKee Ranch entry, to where the church is at, the trucking, and Secret Garden. Just to let you know that when we're having crowding things around in that area from Pebbles to where you're at, I suggest that having enough in that area by Raven Street or Arville and where it's at. Where it's just getting overcrowded with traffic and everything and what's surrounding around Raven Street and Dean Martin. It's like we have this KB housing and other apartment residential. But with the animals and the horses, whenever we want to take the horses out for a walk or anything, it gets over trafficked and crowded and stuff.

And what I'm trying to say is that making more houses or anything like that, I would say it's not that much of having more houses or anything or more community. It's better we have it low for being in that area where the McKee Ranch is at, everything is like a community oriented. And I think we're already good enough, how many housing residents or anything like that. It's good enough for not overcrowding with where the animals that are going through. With loud action like trafficking, people are flying their vehicle like about 40 or 50 miles per hour while we're crossing our horses on the street.

And not to have many of them crowding buildings around that ranch or Ravens and Pebbles. Like hearing the history about the pig farm up in North Las Vegas after everything got crowded, then the pig farm got decommissioned of closing. Because the crowd of pig farm has many buildings like residents, or other things like that. And I'm thinking that having where the ranch is at making that entry, I just want to say it is enough that we don't need more housing area and things like that. Just keep not to think of making more houses or what's the plan of on Raven Street or Pebble. Just want to say, not to keep how many of what were we planning to build the freeway housing, remove the houses, and that's all.

TICK SEGERBLOM

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

ROBERT MOROM

Hello Commissioners, thank you for this time.

TICK SEGERBLOM

Can you speak clearly into the microphone?

ROBERT MOROM

Hello, my name is Robert Morom, I live in 8920 Procyon, Las Vegas, Nevada, just down the street off of Pebble. My concern is the high density of the area. There was never any parks intended for this development, for a gated community for the kids. All you Commissioners were stating concern about kids

playing baseball. I was here for that. They only have 30 feet wide lots, and their backyard is going to be 20 feet. Where are they going to throw a ball? They can't play basketball, skateboard, their rollerblades, hockey, where are they going to play? There's no place for them to go except the streets or the neighbor's yards. Probably where they'll end up at.

And that is my concern is that as far as a safety concern, all the kids are going to be playing on the streets or the neighbor's yards. And high density is KB Homes (inaudible) I believe it was right at six, they negotiated down to six, and this is, they're asking for eight homes per acre, which is 30 by what? 70 feet long? The lots. The other consideration would be the desert. We got to respect the desert too. I mean, we can't just completely eliminate. There's a lot of still coyotes in the neighborhood, little kit foxes, and quail, that they were here before we were. Before all humans were. So a consideration for kids as far as being common sense, as far as for kids, animals, and the neighborhood. It seems like the high density just does not work. Thank you for your time.

TICK SEGERBLOM

Thank you.

ROBERT MOROM

Oh, I do have some pictures of by Decatur on Pebble, the Sequoia. Last night I just went by there and they park outside in the street because they can't, I guess, park in the street in front of their homes. So, they park them across the street from the development on the street, right on Pebble. There was around 12 cars and I got the pictures and video of it if you care to see it. And even a semi was out there parked. So, they used the outside properties as a parking lot because they can't park in front of the street. And as far as this development, the streets aren't going to be wide enough, no parks or nothing. And streets aren't wide enough to park cars in front of their property, so the only place to park is the driveway. So, if they have other vehicles, they're going to be parking on the street again.

TICK SEGERBLOM

All right, I'm sorry, your time is up. Thank you so much.

ERIN PIERSON MILLS

Yes, it's like the Oscars. They're starting the music, right? I'm on your side though. Hi, I'm Erin Pearson Mills 6767 Arville Street. How's it going? I actually wrote this down, so I don't repeat anything. I'm actually the daughter of the owners of the McKee Ranch and McKee Ranch Foundation, The Secret Garden, which we've been open since 1962, 1999, respectfully. For over 60 years, our family has opened up our hearts, our venues with love, service, rescue, and refuge to the community and would like the Board to consider the same. This is not meant to be a long, drawn-out historical timeline of facts. So let me get to the point.

Day by day as we open up our ranch gates to the community and public seven days a week for them to come and enjoy a slower place life outside the city with our rescue animals, we continually hear the parents and grandparents say that they are now on their second, sometimes their third season of bringing their children, coming to the McKee Ranch, especially after Bonnie Springs was closed. Anybody remember that? So sad. Our animals do make loud noises of joy. Our roosters crow at dawn, we ride our horses after dark in the dead of summer. We do have the lights. We've already covered all that. I totally get that, but let's get this straight. It's never going to be a rave. You know, we're old. So, any project that is considered in that small amount of space between our ranch and the freeway, I mean 36 houses just seems like really out of control to me, even with the larger ones being close over here.

So, I mean, we've already discussed the five houses on the half an acre, and I just think it's a developer looking to make a quick buck by stacking homes on tiny lots and then selling to unknown families. I know

that they've got something in the HOA, but have you guys ever seen an HOA packet? I'm a realtor. Nobody reads that, right? So anyway, whatever's considered we ask that the main construction zone be off of Pebble and not on our congested Raven Road. We've already covered all that with horse trailers, churchgoers, and community visitors. And thank you for your time.

TICK SEGERBLOM

Thank you. Next. You can come up to both microphones.

DIANE LINDSEY

My name is Diane Lindsay. I reside at 33 on Vicki Avenue. So going in on Raven Road to me is just, I was there the last weekend and there were children everywhere. They were excited, they're getting ready to go into the ranch. There's bunnies, there's chickens, there's all kinds of things that are going on actually in the road on Raven, if you've seen it. And I'm kicking myself for not taking a picture on that day because I was shaking my head saying, how can they possibly do this? Have as many as 70 cars going in and out on what is now a very small, small road. Putting the access on Pebble makes much more sense to me with the vacant lot there. But who knows if it's going to be vacant for long? I don't know. But to me that makes much more sense. All of that said, we did purchase our home out here because of the open spaces, because of the land, because it's not congested and it's turning congested, and we would like to maintain it the way that it was purchased for us.

I feel very badly for the McKee family if this does go in. While I don't believe this is some sort of a quiet title action, but it is going to massively impact their way of life. And their way of life has been like this for decades and I don't think that it's reasonable. And excuse me, putting the road in on Raven I think is even a little bit irresponsible for the safety of children and animals and that. So, I'm repeating a lot of what everybody else has said, but living in the neighborhood, I very much believe it and hope that this does not go through.

TICK SEGERBLOM

Thank you.

SYBIL HEALEY

My name is Sybil Healey. I live on the southeast corner of Dean Martin and Pebble. So, this project really concerns me. I've lived there since 1989. I would like to speak to the density of this project. I'm not against the project. I thought that the development that was further south of us was a good development. However, what I am concerned is the people getting put into this kind of development with one road in the middle of it and tight as they could fit it with a shoehorn. This development needs to be more spacious and a little bit less cars and so forth in affecting our neighborhood and affecting us. I'm sure you hear this all the time, and you want to get the most bang for your buck for the County. I understand that, however this person that has this project could develop this into a project that would be decent for everyone without crowding the masses in there just as tight as they can.

We would appreciate it if you would consider making this less dense and a little bit more agreeable for the parking and the neighbors that are there. And for the atmosphere that we've had out there all these years; we've been able to have a rural community. We have no parks where our kids are out there in the desert, and we've been able to enjoy that. What we would like is less density. I think that would cure all ills. Thank you very much.

TICK SEGERBLOM

Thank you.

BOB BRUCE

Hello, I reside at 3370 Vicki Avenue. It's about three blocks southwest of this property.

TICK SEGERBLOM

Could you state your name, please?

BOB BRUCE

Bob Bruce and just wanted to oppose the project. I would oppose any project that tries to change the density in that area. We purchased in that area. We're on a little more than two acres and basically the area, the rural area, has five acres per home. So, I'd like to see that type of density continue. So, I'm in opposition of the project. Thank you.

TICK SEGERBLOM

Thank you.

TOMMY LOPRESTI

Morning Commissioners, Tommy LoPresti, 9341 Dean Martin Drive. I mean, to be honest, I can't believe we're here. When this application came up back in 2023, I thought, I mean, who in their right mind would try to put or certainly approve a residential development behind McKee Ranch. And now here we are at the final stage. There was talk about meetings. I certainly know that there's no lack of communication on the side of the developer from what we saw earlier with the baseball stadium. I mean the fact that we have just as many speakers here in opposition to this project, I think bodes well for our little community that we have, how passionate we are.

I just feel like, again, there was a neighborhood meeting in December of 2023 or November rather. There was a lot of changes in the interim. There was a meeting pretty much as a formality because there was a recrusited by the Planning Commission last week as was mentioned, another neighborhood meeting. I couldn't attend that one. Neither could a number of the neighbors, I believe. But we were in attendance at the three Planning Commission meetings that were held by the applicant over the past year, which sometimes we think is a tactic to try to wear the neighbors down, to be honest, to come down here at seven o'clock at night and find out at the agenda. Again, they have all of our contact information, they're able to reach out to us. So that doesn't bode well when you're trying to come into a neighborhood and get support from the neighbors.

I just feel if you've been in this area, I mean sadly one of the Planning Commissioners mentioned at the meeting on the fifth that she wasn't even aware the ranch was here. I mean, it's been here over 20 years. I don't know how a Planning Commission member would have never even known that this ranch existed. And these are the people making the decisions for us. I'm not going to repeat it. Density, we think is too much. If they wanted to match maybe KB's density to the south, which is about an average of six units per acre, that could be reasonable, I suppose. I just feel like for the community, I mean they talked about, again, going back to the A's the importance of it for the youth of the community, for the neighborhood in itself, the additions and the contributions they've made, McKee Ranch has done just the same for this area.

And so, to put another cookie-cutting track home behind it for kids to stare at when they're petting a pig, it reminds me of going to watch the dolphins in their natural habitat at the Mirage next to Starbucks. I mean it's unrealistic. It's not fitting. So, we'd request that you deny this application so that we as a neighborhood could work with somebody else to come in and put something that's more fitting behind McKee Ranch. Thank you.

TICK SEGERBLOM

All right, thank you. There's a public hearing of this. If anyone else wants to speak, see no one. We'll close the public hearing. Turn it over to Commissioner Jones.

MOTION

JUSTIN JONES

Thank you, Mr. Chair. Antonio, can you comment on the Pebble flyover and access onto Pebble?

ANTONIO PAPAIZIAN

Thank you, Commissioner. Absolutely. The potential overpass on Pebble would be in direct conflict with the entrance on Pebble. Pebble is a hundred-foot wide right-of-way. It's not safe to have the overpass in conjunction with an entrance. Haven is a 60-foot road. It would make it safer to have the entryway off of Raven. The reason why it appears Raven is as small as it is, is because they are encroaching into the right of way. There's parking in the right-of-way, fencing in the right of way and connex boxes in the right of way. So as soon as all those are moved, Raven would appear to be a larger road.

JUSTIN JONES

Thank you. Ms. Lazovich did you want to respond to any other comments that were made by the neighbors?

JENNIFER LAZOVICH

Yes, just a few. Thank you. I was going to talk about the reason why we put the access onto Raven, so I appreciate Public Works better explaining that than I could have. There have been some comments, and you can see it on this aerial, just south of where the church is. You see where it says Magnolia Ranch Avenue. That's the KB development that's been discussed. And on the picture, that's in front of you, you can see that there's a drainage channel that runs right at the bottom of that picture and that's within the Magnolia Ranch KB Home development. So, the reason why their density seems lower than ours, which I think is in the mid-six or right around six, is because of the inclusion of that drainage channel within their property. If you do, I'll call it a net-to-net comparison on the density between Magnolia Ranch and this proposed project, we're about the same. We don't have a drainage channel that goes through our property. So, we don't have any land that's not otherwise being developed for a home.

But that's the nuance between the two densities. But I appreciate where the neighbors are coming from. They've always been consistent in their stance on density and where they think it should be. But I do want to point that out. That's the nuance between the Magnolia Ranch community and this one. Sticking with the Magnolia Ranch community, the lot sizes in that community are just about the same as ours.

Their largest lot might be a little bit bigger than ours, but our smallest lot is a little bit bigger than theirs. One of the neighbors referenced a community over on Decatur and Pebble, I think he said. And while I didn't drive that one because I wasn't sure at our neighborhood meeting which community he was talking about; I did drive Magnolia Ranch afterwards to just see if that parking kind of outside the community was occurring since we're most similar to Magnolia Ranch. And it was not at all. There were no cars on the street in and around Magnolia Ranch, anything was contained on the inside. And in fact, even on the inside of that community, and I drove it at night when people could be home, everybody was mostly in their driveways.

So even within the community, although there was spaces for people to park on their own internal streets, most of the cars were in the driveways. All of our homes have a two-car garage, two-car driveway. We do have on-street parking on our main street coming in within our own community. So, we

will be doing that. And then my final comment about Raven, just to add on, Raven, again, seems small perhaps for the reasons that Antonio said, but also with this project, we'll finish out our half street improvements on that, which again, Raven dead ends into the 15. But nonetheless I think it's tricky to vision what that would look like when it's in its current condition.

JUSTIN JONES

All right. With regards to construction access, I understand that Pebble is not a viable option for permanent access, but for construction, can construction be taken off of Pebble?

JENNIFER LAZOVICH

That would be fine.

JUSTIN JONES

Okay. All right. I understand the neighbors' concerns. I've heard them and understand them. With regards to the adjacency of McKee Ranch, I certainly understand the concerns there and for that reason I'm open to the condition that was proposed by Ms. Lazovich that said asking for that condition does not in any way imply that the activities at the ranch are authorized by the County. We get many complaints and code violations about McKee Ranch, I understand it's beloved by the community. That doesn't mean that it is always operating in good faith with its own neighbors currently. So, I would encourage you to work on that. So, I will go ahead and move for approval of agenda Items 30, 31, 32, 33 and 34 with the additional stated conditions of single-story on the western edge of the proposed development. The modified disclosure statement stated by Ms. Lazovich and the eight-foot wall with wrought iron with the condition that utilities have to be consulted ahead of time. Good.

JENNIFER LAZOVICH

And then add construction access off of Pebble?

JUSTIN JONES

And construction access must be taken off of Pebble whenever possible. And with regards to the streetlights, I don't think that's advisable and so I will not be adding that as a condition. That's my motion.

TICK SEGERBLOM

There's the motion. Cast your vote.

VOTE

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

TICK SEGERBLOM

That motion passes.

31. ZC-24-0528-DIAMOND RAVEN, LLC:

ZONE CHANGE to reclassify 4.84 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise (description on file). JJ/hw (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 30, 32, 33, AND 34).

CONDITIONS OF APPROVAL –

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.

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 #0397- 2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

32. VS-24-0530-DIAMOND RAVEN, LLC:

AMENDED VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road, and between Dean Martin Drive and the I-15 right-of-way; and a portion of right-of-way being Pebble Road located between Dean Martin Drive and the I-15 right-of-way (no longer needed) within Enterprise (description on file). JJ/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 30, 31, 33, AND 34).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb and portion of a cul-de-sac for Raven Avenue, and 15 feet to the back of curb for Pebble Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

33. WS-24-0529-DIAMOND RAVEN, LLC:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscape buffer (previously notified as eliminate street landscaping); 2) modify driveway design standards (previously notified as eliminate landscape buffer); and 3) allow an attached sidewalk (no longer needed).

DESIGN REVIEW for a single-family residential subdivision on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 30, 31, 32, AND 34).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Lots along west boundary (Lots 28, 29, 32, 33, and 36) to be single-story residences;
- Standalone disclosure to future homebuyers to read: The site is located adjacent to rural properties. Rural uses can include but are not limited to the following: arena lights, livestock, odors and noise including amplified sound from sunrise to sundown;
- Applicant to install 8-foot-high decorative block wall along the west boundary of the site to include an additional 2 feet of wrought iron for a total wall/fence height of 10 feet, pending approval from Nevada Energy, Cox Communications, and Lumen;
- Construction access limited to Pebble Road only;
- 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;
- Lot 27 to have a minimum frontage of 34 feet;
- Right-of-way dedication to include 25 feet to the back of curb and portion of a cul-de-sac for Raven Avenue, and 15 feet to the back of curb for Pebble Road.

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.

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 #0397- 2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

34. TM-24-500115-DIAMOND RAVEN, LLC:

AMENDED TENTATIVE MAP consisting of 36 lots (previously 38 lots) and common lots on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 30, 31, 32, AND 33).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Lot 27 to have a minimum frontage of 34 feet;
- Right-of-way dedication to include 25 feet to the back of curb and portion of a cul-de-sac for Raven Avenue, and 15 feet to the back of curb for Pebble Road.

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.

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 #0397-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 35, 36, 37 and 38)

35. PA-24-700037-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 14.31 acres. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue (alignment) within Indian Springs. AB/rk (For possible action)

ACTION: ADOPTED (RESOLUTION R-4-2-25-2; COMPANION ITEMS 36, 37, AND 38).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

SAMI REAL

Thank you. Next are companion Items 35 through 38.

- Item 35, PA-24-700037. Plan amendment to redesignate the existing land use category from mid-intensity suburban neighborhood to compact neighborhood on 14.31 acres. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue (Alignment) within Indian Springs.
- Item 36, ZC-24-0691. Zone change to reclassify, 14.31 acres from an RS5.2 (Residential Single-Family 5.2) zone to an RM18 Residential Multi-Family 18) zone. Generally located on the south side of Raleigh Lane, 250 feet west of McFarland Avenue. Alignment within Indian Springs.
- Item 37, VS-24-0690. Vacate and abandon a portion of right of way being Raleigh Lane located between Sky Road and MacFarland Avenue within Indian Springs. And then Item 38, DR-24-0692. Design reviews for the following: multi-family dwellings; alternative landscape plan; and final

grading plan on 14.31 acres in an RM18 (Residential Multi-Family 18 zone. Generally located on the south side of Raleigh Lane, 250 feet west of McFarland Avenue. Alignment within Indian Springs.

TICK SEGERBLOM

Good morning.

TIM MORENO

Good morning, Commissioners. Tim Moreno representing the client, Colvin Construction. My address is 5888 West Sunset Road. My client is proposing to construct and develop a, what we call a rental unit complex. We're proposing 130 units within 14 acres. Two acres of it is in a hillside area mountain. And so, we're not developing any part of that mountain, but the rest of the 12 acres we're going to develop into this 130 if approved. What we have before you is four applications. One is for the plan amendment. That's because the current density allowed is up to eight acres with the current planning. But once we're able to change the plan to compact neighborhood, we're allowed up to 18 units per acre, which supports rental units.

However, we don't need all the 18 units, we're just asking to increase the density to 9.1 from the eight allowed. That's just so that we can get the 130 units because it financially pencils out and we can do the project. What we're also doing is we want to blend into the neighborhood. So, we've made sure that we have no waivers in our application and so we're complying with the 15-foot landscape buffers against residential adjacencies with two rows of trees staggered. And, also, these rental units are one-story units and I'm refraining from using the word apartments because, although they are apartment rental units, they're not the conventional type where you get two-story, three-story buildings where most of the units are single unit to a building and the only duplexes that we have is a one bedroom unit and that they share a building.

And so, we wanted to keep the footprint low so that we didn't stand out. With the development, we are proposing a community center and a rental office along with a pool and we're gating the community so that we can ensure safety from the pool and a closed neighborhood. All the design elements, like I said, meet the Title 30 and behind the landscape buffer on our property we have a eight-foot wall, which is also a requirement. And we've worked with the community of Indian Springs. We went to two neighborhood meetings to present our project and listen to their concerns. And we also got approved by the Town Board and also the Planning Commission. And that pretty much ends my presentation.

TICK SEGERBLOM

All right, this is a public hearing. There anyone here wishing to speak on this item? Seeing no one. We'll close the public hearing and turn it over. Commissioner Becker?

MOTION

APRIL BECKER

Hi. I just want to say that I have also been out to Indian Springs, and they are very happy with what you have presented. I think that you've really listened to what the community wants. You've changed your plans multiple times and I was out there last night, and everyone was talking about it, so they just want to see it done. So, I'm going to go ahead and move to approve 35, 36, 37 and 38 with the limitation that this is a maximum of 130 units.

TIM MORENO

Yes. Thank you.

TICK SEGERBLOM

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

TIM MORENO

Thank you.

36. ZC-24-0691-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:

ZONE CHANGE to reclassify 14.31 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue alignment within Indian Springs (description on file). AB/rk (For possible action)

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

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0349- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

37. VS-24-0690-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:

VACATE AND ABANDON a portion of a right-of-way being Raleigh Lane located between Sky Road and MacFarland Avenue within Indian Springs (description on file). AB/rr/kh (For possible action)

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

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.

38. DR-24-0692-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:

DESIGN REVIEWS for the following: 1) multi-family dwellings; 2) alternative landscape plan; and 3) final grading plan on 14.31 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue (alignment) within Indian Springs. AB/rr/kh (For possible action)

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Maximum of 130 units;
- 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.

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; and 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 #0349- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 39 and 40)

39. PA-24-700040-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.82 acres. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain. AB/rk (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 7, 2025, PER THE BOARD OF COUNTY COMMISSIONERS; COMPANION ITEM 40).

SAMI REAL

Next are companion Items 39 and 40.

- Item 39, PA-24-700040. Plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood to low-intensity Suburban Neighborhood on 1.82 acres. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain.
- Item 40 ZC-24-0722. Amended zone change to reclassify 1.82 acres from an RS80 (Residential Single-Family 80) zone. Previously notified as an RS20 (Residential Single-Family 20) zone to an RS10 (Residential Single-Family 10) zone for future residential development. Generally located on the south side of Centennial Parkway, 145 east of Michelli Crest Way within Lone Mountain.

TICK SEGERBLOM

Good morning.

BRANDON FIGUEROA

Can you hear me? Okay, so my name is Brandon Figueroa. I'm here representing my family and the owners of the property that was just mentioned. So essentially what the plan that we're trying to propose today is, is we are trying to build four houses on a lot that we purchased. And we need to change the land use from a RS80 to RS10. And then it needs to be changed from, excuse me, it needs to be changed from a ranch estate to low intensity suburban neighborhood. And so as of right now, officially we're submitting it with no plans. We did contact the fire division, and they did kind of help us design an ideal road because we had to go through a cul-de-sac situation.

But as of right now, we are submitting it with no plans. As you can see across the street is Centennial High School. And so, I believe that four houses would fit nicely in that little area. Even behind you can see that

there are four houses right then and there. So, I don't necessarily feel like it would be too much of a grievance to the community. However, when we had our neighborhood meeting, our neighbors did raise concerns about the density. But again, I believe that through our efforts to communicate our ideas, we've adjusted our plan to make sure that it fits a little more comfortably in their specifications and kind of preferences. Yeah, I think that pretty much that makes my presentation.

TICK SEGERBLOM

All right, this is a public hearing. Anyone here wishing to speak on this item?

MIKE RIVNEY

Good morning. My name is Mike Rivney. I live at 10325 West Regina Avenue. I live in the RNP and very close by. Can't do it that way. So, I'm really favor of this project, that they do this, that they build four homes, and I was at that neighborhood meeting and the concern was not so much about the four homes there, it was about that zoning would allow possibly more homes to be built there if for some reason this project doesn't go through. So, I'm really in favor.

I hope you build those four homes, but I'm against the rezoning requests right now because we don't know what's going to go on. There's no tentative map. And I think before you grant this is that we get this tentative map done. That's my concern there and that's the reason why. So also special note is that on that east border is that 25 acre BLM parcel in the city that did not sell at auction recently. So that's a consideration there too. And that's it for me. Thank you for your careful consideration.

TICK SEGERBLOM

Thank you.

BRIGITTE SOLVIE

It is still morning. My microphone is not on yet. My name is Brigitte Solvie and I live at 7030 North Conquistador Street and I'm a representative of the Northwest Rural Preservation Association. Here to back up what Mike has said, the largest concern we have on this parcel is that it will change the zoning to a higher density without any tentative map. Now it's the intent of the property owners to build homes for their family, as they've stated several times, but without a tentative map those are really just words. They're on public record. But there's no condition, to my knowledge, that any of the Boards can actually place without -- I mean, they're just words. So, I would ask that this be denied only because there is no steadfast, tentative map put on this property. It is our intent as an association to guard and protect the rural areas, to keep them low density as much as possible. Four homes would match, to the west. The concern is that's an inside parcel. There's no street. There's no government patinees in the sec. It could be put back to maybe make a shared road on the BLM property that didn't sell. So, any kind of a road or private drive is going to take away from the potential of lot sizes for this parcel. So, there's a lot of questions, and without a tentative map, this just makes it concerning for the rural areas. So, there you go. I hope you deny it. Thank you.

TICK SEGERBLOM

Thank you. Anyone here else wishing to speak? Seeing no one close the public hearing and turn over, Commissioner Becker.

MOTION

APRIL BECKER

This area is under an interlocal agreement that the County has with the City of Las Vegas, so changing this designation would be in violation of that interlocal agreement, so I'm not going to grant that. As far as the

zone change from RS80 to RS10, that also would not fit within the rural preservation and the interlocal agreement. I would consider an RS20 if you want to continue this and come talk with me, and we can discuss it, but also, I would not move to approve without a map.

BRANDON FIGUEROA

So, again, when we originally submitted the plan, we did not have a map. However, when we contacted the fire division, because again, at the neighborhood meeting they did raise concerns about the street and making sure that the fire department could get in there safely. They did help us kind of draw this up. I don't know if the guy who runs the - Oh, okay, perfect. So, they did help us draw this up, and we did sort of make - If you can consider this like a doodle, I guess this would be like an unofficial, but this would be a tentative map to sort of explain our plans here.

As you can see, it does kind of fall into the, because I think that the RS20, they require to be 20,000 feet, I think the lots are, but as you can see, these lots all fall under that. So, we wouldn't be breaching into any crazy density or anything that's like that. And then if we build the road here, it would be just enough for everybody to be able to get in there safely including a cul-de-sac. You know what I'm saying? And again, I just want to reiterate that we're in front of a school, and this is a very populated area, so I understand that they have concerns about there being a density situation, but I really don't believe that we would be adding to that. I think that their bigger concern should be with the lots across from us or anything else that's being built around.

APRIL BECKER

Okay, so this, again, is an issue of the interlocal agreement that the Clark County has made with the City of Las Vegas. That change from a ranch estate neighborhood to a low intensity neighborhood would be in direct violation of that agreement, so I'm not going to grant that. And if you go to your number 40, you are currently at an R80 for your zoning. That requires an 80,000 square foot lot. Okay, so I am willing to consider an RS20 designation, which would require the lots to be 20,000 square feet. I will not consider RS10, which this map is in violation of that. RS10 would allow it, but I won't go below an RS20. So, if you would like to come in and discuss this with me, I've never met with you. I would be more than willing to do that, and we could see what we could do to make this work for you. But I will not change the zoning or the master plan. So—

TICK SEGERBLOM

Sounds like a motion.

APRIL BECKER

So, would you like to continue this, to discuss it later? I can go ahead and deny number 39, but I would continue 40.

BRANDON FIGUEROA

Yeah, it's disappointing, such in—

TICK SEGERBLOM

Hold the microphone.

BRANDON FIGUEROA

Disappointing to hear for sure, but I'm willing to continue, because we do want to build these houses for our family. This has kind of been something that we've been working toward for the last couple years, so as disappointing as it is to hear that you would deny it due to interlocal agreement, I would like to continue forward.

APRIL BECKER

Okay.

ROBERT WARHOLA

Commissioner Becker?

APRIL BECKER

Yes.

ROBERT WARHOLA

Since they're companion items, can we continue both for right now, and then we can — Continue both items for now since they're companion items? And then we can address them separately to make sure—

APRIL BECKER

I told you I'd need your help. Yes, so I would move to continue Items 39 and 40.

SAMI REAL

And then Commissioner, how long did want? So, we have the next meeting is May 16, or we can go and there's May 7, May 21.

APRIL BECKER

We'll do the May 16.

SAMI REAL

May - April 16?

APRIL BECKER

Not April 16. Do we have to go into the next one?

SAMI REAL

So, May 7.

APRIL BECKER

May 7.

SAMI REAL

Perfect.

TICK SEGERBLOM

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

The motion passes. I urge you to talk to Commissioner Becker.

40. ZC-24-0722-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:

AMENDED ZONE CHANGE to reclassify 1.82 acres from an RS80 (Residential Single-Family 80) Zone (previously notified as RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone for a future residential development. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain (description on file). AB/rk (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 7, 2025 – PER THE BOARD OF COUNTY COMMISSIONERS; COMPANION ITEM 39).

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

41. PA-25-700002-QMV III HACIENDA HOLDINGS LP:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 10.4 acres. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley. JJ/rk (For possible action)

ACTION: ADOPTED (RESOLUTION R-4-2-25-3; COMPANION ITEMS 42, 43, 44, AND 45).

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 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.

SAMI REAL

Next are companion Items 41 through 45.

- Item 41, PA-25-700002, plan amendment to redesignate the existing land use category from mid-intensity suburban neighborhood to compact neighborhood on 10.4 acres. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley.
- Item 42, ZC-25-0025, zone change to reclassify 10.4 acres from an RS20 (Residential Single-Family 20) zone and an RS3.3 (Residential Single-Family 3.3) zone to an RM18 (Residential Multi-Family 18) zone. Generally located on south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley.
- Item 43, VS-25-0026, vacate and abandon easements of interest to Clark County located between Diablo Drive and Hacienda Avenue and between Lone Mesa Drive and Jerry Tarkanian Way; a portion of right-of-way being Jerry Tarkanian Way located between Hacienda Avenue and Diablo Drive; and a portion of right-of-way being Diablo Drive located between Jerry Tarkanian Way and Lone Mesa Drive within Spring Valley.
- Item 44, WS-25-0029, waivers of development standards for the following, reduced street landscaping; increased wall height; and modify uniform standard drawings. Design review for a single-family residential attached development on 10.40 acres and an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue on the west side of Jerry Tarkanian Way within Spring Valley. And then Item 45, TM-25-500002, tentative map consisting of 104 single-family attached residential lots and common lots on 10.40 acres in an

RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley.

TICK SEGERBLOM

Good morning.

LEXA GREEN

Yes, good morning. Lexa Green, 1980 Festival Plaza Drive, here on behalf of the applicant, who is Richmond American Homes. This application is a request for a town home development. The subject site is 10.4 acres, and we're located just south of Hacienda Avenue to the north. We're north of West Diablo Drive and west of the 215.

Just to give you a little history on the site, the site was approved in June of 2022 for an RM32 zoning designation for 235-unit multifamily development. We are proposing less than half of that, with 104-lot townhome development. Access will be from the north on Hacienda Avenue as well as from the south on Diablo, and along the perimeters will be detached sidewalks.

I want to get into a couple of waivers, the first being to increase the retaining wall height along Hacienda to the north and also Jerry Tarkanian to the east, and that's simply due to the topography of the site, as it falls about six feet from the west to the east. As a result of the retaining wall to help mitigate that increased wall height, along Jerry Tarkanian we are proposing tiered walls, which leads to our landscape waiver. So, we are providing the five feet of landscaping, the five feet of sidewalk, and then that second five feet of landscaping will be within that tiered wall as you see throughout the valley and especially in the Summerlin area, so it'll be really nice. We do want to thank Public Works for their support in our internal waivers. We thank Planning for working with us, and I thank you all for your time and consideration, and I'm here to answer any questions you may have.

TICK SEGERBLOM

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

MOTION

JUSTIN JONES

Thank you, Mr. Chair. Great project. I move for approval of 41 through 45.

TICK SEGERBLOM

There's a motion. Cast your vote. Commissioner Naft. Yeah, I think we can go without Commissioner Naft. That motion passes.

VOTE

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

VOTING NAY: None

ABSENT: Michael Naft

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

LEXA GREEN

Thank you so much. Have a good day.

TICK SEGERBLOM

And record time, so thank you.

42. ZC-25-0025-QMV III HACIENDA HOLDINGS LP:

ZONE CHANGE to reclassify 10.4 acres from an RS20 (Residential Single-Family 20) Zone and an RS3.3 (Residential Single-Family 3.3) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley (description on file). JJ/rk (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 41, 43, 44, AND 45).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge NZC-22-0090.

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; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0422-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

43. VS-25-0026-QMV III HACIENDA HOLDINGS LP:

VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Hacienda Avenue, and between Lone Mesa Drive and Jerry Tarkanian Way; a portion of right-of-way being Jerry Tarkanian Way located between Hacienda Avenue and Diablo Drive; and a portion of right-of-way being Diablo Drive located between Jerry Tarkanian Way and Lone Mesa Drive within Spring Valley (description on file). JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 41, 42, 44, AND 45).

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

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 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 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.

44. WS-25-0029-QMV III HACIENDA HOLDINGS LP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase wall height; and 3) modify uniform standard drawings.

DESIGN REVIEW for a single-family residential attached development on 10.40 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 41, 42, 43, AND 45).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge NZC-22-0090;
- 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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0422-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

45. TM-25-500002-QMV III HACIENDA HOLDINGS LP:

TENTATIVE MAP consisting of 104 single-family attached residential lots and common lots on 10.40 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 41, 42, 43, AND 44).

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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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.

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 #0422- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

46. ZC-25-0071-GD CARDEN ENTERTAINMENT, LLC:

ZONE CHANGE to establish a Historic Designation (HDO) Overlay on 1.82 acres. Generally located on the north side of Vegas Drive and the west side of Valley Drive within the Lone Mountain Planning Area (description on file). WM/rr (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 47).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that permits, operational permits, and fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

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

SAMI REAL

Next companion Items 46 and 47.

- Item 46, ZC-25-0071, zone change to establish a historic designation overlay on 1.82 acres, generally located on the north side of Vegas Drive and the west side of Valley Drive within the Lone Mountain planning area.
- Item 47, UC-25-0072, use permits for the following: recreational entertainment facility; museum; and live entertainment. Waivers of development standards for the following: eliminate and reduce setbacks; reduce parking requirements; waive full off-site improvements; reduce driveway approach distance; and reduce driveway departure distance; and reduce driveway width. Design review for a recreational or entertainment facility and museum on 1.82 acres in an RS20 (Residential Single-Family 20) zone within the historic designation overlay. Generally located on the north side of Vegas Drive and the west side of Valley Drive within the Lone Mountain planning area.

TICK SEGERBLOM

Good morning.

JOHN O'REILLY

Morning, Mr. Chairman. Good morning, members of the Commission. It seems like a deja vu moment in some respects. It's unique that we have two landmarks on for today. One is the Jungle Palace, and two is the new baseball park. For the record, my name is John O'Reilly. I'm the attorney for the applicant here, address 325 South Maryland Parkway. I'm here today with my partner Tim O'Reilly, who's also an attorney for this project and these clients, and appearing with us today is the applicant, the owner of GD Carden Entertainment, Mr. George Carden, an individual who has many decades of experience in the entertainment business. Also with him is his wife, Alexandra, who is right here, who also has many years in the entertainment business, and Wally Eastwood, who is right behind me, who is the manager and the chief operating officer of the property and one who has spent a lot of time, as they all have, with the neighbors and in the neighborhood as part of their ownership of this property.

As an overview, we also have Mr. Erik Denman and the GCW Engineering Group, want to thank your staff that have worked so hard and diligently with Erik and all of the people at GCW to deal with a series of issues that appear on their face to be very complex to some. On the other hand, I will tell you from having been part of this project for several decades with the former owners, with the permitting that went in conjunction with the animals, surveying the neighbors in the past, that what's being requested today is really not any different than how this property has been used for the past several decades, with the exception of the period of time since Siegfried and Roy's passing. So, it is an individual application that's historic. The historic zone change application is one that I think very few people could argue with. The historic designation overlay from decades of personal experience is certainly appropriate.

If there's any property in Clark County that is worthy of this designation, this is it. Having been involved in the past with the Labraji estate and some of the related matters there, I can tell you that this by a factor of 10, just from appearance, is equally worthy of that historic designation. Throughout the past several decades, it has hosted people locally, nationally, internationally. It's been a visible feature in our community and basically complies with all of the other requirements to be designated as a cultural, social historic facility. The Jungle Palace clearly qualifies. If there's any doubt, look in Google Maps, look on any search engine, type in Jungle Palace without designating Las Vegas, and I suspect you'll come up with this location, as I have.

So, with that introduction, I think that it'd be time appropriate to turn it over to Mr. Carden, for him to tell you why this project is so very important to him, why he purchased the property, and why he appreciates being part of this great community. Mr. Carden.

GEORGE CARDEN

Thank you, Mr. O'Reilly. Thank you, Mr. Chairman and members of the Commission. I was raised and born in the entertainment business many years-

TICK SEGERBLOM

I'm sorry, could you state your name for the record please?

GEORGE CARDEN

Pardon me?

TICK SEGERBLOM

Can you state your name? I know Mr. O'Reilly mentioned it, but-

GEORGE CARDEN

My name is George Carden.

TICK SEGERBLOM

Thank you.

GEORGE CARDEN

I was very fortunate to be raised in the entertainment business and very blessed in many, many ways. One day my wife informed me that the Jungle Palace was for sale, and at that time I got on the phone and purchased the Jungle Palace over the phone. And being this very valuable and historical property, I was very honored and knew that it would take a lot of redoing, upkeep, and continuing to put a lot of time and a lot of money into it, which we have done over the last two years. This property is very historical property. Also, we found that there was an auction house that was selling a lot of the belongings as well as furniture that was once in the Jungle Palace, and we proceeded to purchase everything we could and bring it back inside the Jungle Palace to make it very much original as it was at one time.

This historical property is very, very important to me, and it's important to me to always make sure that the community, the neighbors, are well satisfied, and the neighbors are very supportive, and they're also very respected at all times in the neighborhood. We very much look forward to taking this property to a beautiful level that it once deserves and does deserve for people all over this community as well as around the world to visit and see. At this time, I want to thank everyone for the opportunity. We will not let you down. We will not let the community down, the neighborhood down. It's very important to us that you are very proud of us, what we deliver and what we do. And we want you to be very proud of us, everything we do on this property, and we assure you, you will be proud of us at the end, and we hope that we will have your support and have your blessings to make this property historical for many, many years to come. Thank you very much.

TICK SEGERBLOM

Thank you.

JOHN O'REILLY

I'd like to next ask Mr. Wally Eastwood to come up and talk for a few moments about how they've continued the incredible efforts that have gone on for decades to have good relationships with the community, including in particular the contiguous - Too loud?

JIM GIBSON

Your exhibit's upside down.

JOHN O'REILLY

Oh, I thought I was too loud. Nobody's ever told me that. Going back decades, we've worked, at least when I was involved in the property decades ago and ever since that I know of, to work very hard with the neighbors. Mr. Eastwood on behalf of the current owners and the applicants have done the same. He's here to give you a brief overview in terms of what he's done and reconfirmed just in the last few days. Wally.

WALLY EASTWOOD

Thank you for hearing us out, Chair and fellow members of the Council. My name is Wally Eastwood, no relation to Clint. However, I just want to let you know that last week we went door-to-door to all the adjoining neighbors that are attached directly to the wall of the Jungle Palace in order for their support, and we want to make sure that they understood exactly what we're trying to do on the property. Not only do we get their support, a couple of them even asked us if they could go and collect signatures around the neighborhood in support of this as well. And they came back in a couple hours, and they had over 50 signatures from all the neighbors in support of this. I just want to be clear that our number one thing here

is to never bring any inconvenience to any of the neighbors while respecting the property and also the legacy of Siegfried and Roy. And that will be my job to make sure there's never any havoc or any interruption in the neighborhood. Thank you.

JOHN O'REILLY

Thank you, Wally. And just for the record, may we submit these for the record? That be appropriate? Wally, give them to, to make it part of the record? Thank you. I'd like to now call on Mr. Denman to just give an overview of the hard work they've done with your staff that's been so incredibly helpful in this very unique situation. Mr. Denman.

ERIK DENMAN

Good morning. Erik Denman with GCW Engineering, and I'm honored to be in front of you and back in the building. And I just want to say, when we got the call about this property - I've known this property my entire life, being a native. My dad lived two blocks from this property when the lions were alive and kicking and roaring, and we got to walk every inch of this amazing property. And I, like many people, had only ever seen it from the outside. So, to get to see it in all its glory and the way that the Cardens - When I heard they went to auction to buy back everything that they could inside the house, and you walk in, and it seems like nothing has changed. So, it's an incredible piece of history, honored to get to walk it and memorialize it. And other than that, I'm just here to answer any questions you may have. Thank you.

JOHN O'REILLY

A couple other just points, in the back of the room today is Lynette Chappell who lives right across the street from the property, has been across the street from the property for decades. If you ever saw the show from years ago, you might recognize her and might not as the star who disappeared twice nightly and was cut in half twice nightly but put back together and reappeared the next show.

TICK SEGERBLOM

Thank you for coming back.

JOHN O'REILLY

We also had Linda Smith, who I think all of you or most of you know. Linda Smith has probably been one of the most incredible charitable fundraisers and charitable human beings in our community through the years. She was here to talk and support, but she had to go to a charitable meeting. If she was here, she would have said how supportive she is and how she hopes it's approved, because there is an event for her children coming up if it's approved in the next few weeks. So, from an overview standpoint, we also have several neighbors here who I believe are here in support. If you would just raise your hands. In addition to those are I think included or in addition to the signatures we've submitted. And we're here to answer any questions you may have and respectfully request your approval for both applications.

TICK SEGERBLOM

All right. This is a public hearing. Anyone here wishing to speak in opposition. If you want to come forward.

ARIEL OSORIO

Hi. Good afternoon, Commissioners. I'm a resident in 4108 and 48 property in Pleasant Road, right next to the adjacent to, closer to Jungle Palace. My family is also in the entertainment business. We've been in it since 1928. So, what I wanted to speak about here is about protecting our peace and our safety and our sense of community here at this property. What they're really trying to do, in my opinion, is to not preserve this house. They want permission to turn this property into a commercial venue with live entertainment, recreational events, and a museum, which appears to use to be softened what this place

really wants, purely a party venue hosting. This is not allowed, because this is a residential zoning, and there's a reason for that. We don't live in a Business District. We do live in homes. According to the application, they're asking for permits to operate a recreational or entertainment facility, a museum, and live entertainment.

All that are zoned for a single-family residential use RS20 with historical designation overlay. They are also requesting a waive to development standards like parking, setback, drive access. As you can see on their property, they do not have very much parking in that property. They have claimed that they are going to purchase a house, or they have already purchased a house to have parking about a couple blocks away, but in reality, we know how hot Vegas is. No one is going to shuttle themselves to come back to this property. They're going to park in our neighborhoods. This is why they're requesting the setbacks that they're asking for to skip adding sidewalks, lighting, and traffic improvements, shrink driveways, and reduce turning spaces, build drive—

DEPUTY CLERK

Mr. Chair, pardon. Can the speaker state her name? I'm sorry.

ARIEL OSORIO

Oh, I'm sorry. I apologize. I'm Ariel Osorio.

TICK SEGERBLOM

Can you spell that last name?

ARIEL OSORIO

They also want to shrink driveways and reduce turning spaces, build driveways too close together and create safety issues. These waivers make their projects cheaper and faster, but leave us with more traffic, less safety, and zero say in these consequences. We are the residents that do live next to them, and they have already came to our house and pressured us to explain to us that they have spent millions of dollars on this property. They have even went as about to say that if they do not get this preservation and this pile is approved, they are going to sell it. So, in my opinion, this is purely - This is profits over preservation. They have stated they will sell this property if they do not get what they want. They truly want this to be an entertainment venue.

They claim that Siegfried and Roy would have wanted this, but I've lived here for almost 30 years, as a child. Siegfried and Roy never had the parties they have said. They've had times when CBSC News and NBC News did come, but they sent us letters explaining there might be a little bit of noise. They never had a bunch of parking in our neighborhood.

So, in closing, I want to talk to Mr. McCurdy. I know that you're our Commission, our neighborhood. You have said in some of your developments that development should come from the voices of the community, and I'm one of your voices. I'm asking for you to help protect our neighborhood and what makes this our neighborhood. We do not want a venue. We do not want entertainment, live entertainment here. And as stating on our property, they have no parking for this property. They have absolutely no parking on their neighborhood. They only have a short, designated property, and they have already access if they already have a venue. They have already had venues there, events there. They've already put themselves on Las Vegas Review Journal as a wedding venue. They have already put that. So thank you guys so much for your time.

TICK SEGERBLOM

I'm sorry, can you spell your last name?

ARIEL OSORIO

It's Osorio, O-S-O-R-I-O.

TICK SEGERBLOM

Thank you so much.

ARIEL OSORIO

Thank you so much. Thank you so much, Mr. McCurdy.

TICK SEGERBLOM

Anyone else wishing to speak? Come on, go on forward if you want.

DAVID SEIDNER

My name's David Seidner. To be clear, I want to speak in favor of this. I live at 4167 Pleasant. I'm a next-door neighbor. I've been in Las Vegas since 1980. I knew Siegfried, and I witnessed how diligent Siegfried was in maintaining the property. I was concerned when I heard that it was purchased, but since it was purchased, I've witnessed that Mr. Carden has diligently maintained the property even better than Siegfried was maintaining it. He's done incredible work and made the property stand out as beautiful. I have no objection to you making it a historical property, which I believe is the best use, the best value for this property, and the best is to make it a historical.

Now, if you make it a historical, Mr. Carden has to have ways of maintaining that, and making it a wedding venue, things like parties and to raise money for charity is absolutely necessary for him to maintain this property. So, I have no objection to this at all. I hope that you guys vote in favor of this, and if Mr. Carden needs to use my property for parking, he's welcome to. This is the best thing that this neighborhood could have, is a historical designation and permission to have events at this property. Thank you very much.

TICK SEGERBLOM

Thank you. Anyone else?

CATHY ROJAS

Hello, my name's Cathy Rojas, and I am a neighbor. So, we actually have a house directly behind Siegfried and Roy. So, we look at his backyard. So, as you saw on the plans, there were five yeses. We're one of the five. So, we have two people that are adjoining that are up here, direct correlation behind Siegfried and Roy. So, for us that mansion, Jungle Palace, is iconic. It is Siegfried and Roy. It is Las Vegas. I mean, they entertained for so long. A lot of us know him, but the younger generation doesn't. So, if they were to ever tear that down, it would go with Siegfried and Roy, not knowing what history and historical monument this property is. As far as music, parking, I'm with this guy. They could use my parking. Music, bring it on. I mean, who doesn't live in a neighborhood with Latinos like me, where the music is so loud and you got to deal with it until 10:00? I do. Jungle Palace, they're right in that neighborhood, so we welcome them. So, I'm for this. Saying this as a neighbor, as a neighbor that backs up to the wall of Siegfried and Roy. So, I would hate to see this not pass as a historical landmark. Siegfried and Roy needs to be in our—

TICK SEGERBLOM

Historic.

CATHY ROJAS

In our heart and soul.

TICK SEGERBLOM

All right, thank you so much.

CATHY ROJAS

Okay.

GAIL STEIBNER

I'm Gail Steibner and I live at 4167 Pleasant Road. I'm just beside of Lynette, maybe 50 yards from the front door of the Jungle Palace. And I'm on the Water Board. We have 154 homes in Eastland Heights on the Water Board. We have two wells and I can tell you from day one, since Roy passed away, we've been very concerned that we would lose this jewel in our community. And I can tell you all the members of the Water Board and all the members in the community that I knew that would come to our Water Board meetings are very, very happy that this is happening. We want this, we want this property to be preserved. We have no problem with what they're doing, we're very happy about it and we're all for it.

TICK SEGERBLOM

Thank you so much. Perfect.

CORA SALINAS

My name is Cora Salinas. I just bought a house right behind-

TICK SEGERBLOM

Can you spell your last name, please?

CORA SALINAS

I'm sorry?

TICK SEGERBLOM

Can you spell your last name?

CORA SALINAS

Salinas, S-A-L-I-N-A-S.

TICK SEGERBLOM

Okay.

CORA SALINAS

And I just bought a property right behind. They've had a couple of parties there. I'm fine with everything. There's no problem. And as far as the property is concerned, why would anybody want to destroy this property? It's beautiful. Before I moved here, I always wanted to see it. So, this were two very important people to Las Vegas that lived there. This was their property and I've toured the property and love it. So, I'm right behind it. So, if anybody's going to hear music, it's going to be me. But so far, it's been great.

TICK SEGERBLOM

Thank you so much.

CORA SALINAS

Thank you.

TICK SEGERBLOM

Feel free to just say you support it.

GLORIA CARLSON

I'm sorry?

TICK SEGERBLOM

Said feel free to just say you support the application.

GLORIA CARLSON

Okay. I do support it. I was also there when all the animals were—

TICK SEGERBLOM

I'm sorry, we have to get your name.

GLORIA CARLSON

Oh, Gloria Carlson.

TICK SEGERBLOM

Could you spell your last name?

GLORIA CARLSON

C-A-R-L-S-O-N.

TICK SEGERBLOM

Thank you.

GLORIA CARLSON

Okay. I live at the end of a cul-de-sac facing them and I totally enjoy them. I want to keep it. How much water do they use versus if some other type of business were to go there or, so you go ahead and you take that and you put a whole bunch of houses in there. Water seems to me like it would be pretty important to save and I think they would be using less water for their usage than houses would. I guess that's all I have to say. But they've been very good neighbors up till now. I don't see any reason why that would change.

TICK SEGERBLOM

Thank you.

YSENIA ARIAS

Morning, my name is Ysenia Arias.

TICK SEGERBLOM

I need you to spell your last name and speak a little closer to the microphone.

YSENIA ARIAS

Okay. So, first name Ysenia, last name Arias, A-R-I-A-S. I'm at 4225 Stonebridge Lane. I'm at one block away from them. And a couple of years ago when Siegfried and Roy passed, I was feeling sorrow and grief because I heard the property was going to be turned into an apartment building type. That's kind of what the rumors were. And when they bought it and they restored it, already brought back all of Siegfried and Roy's original items that had been sold at auction. It's just such a relief and they are wonderful neighbors

and my top concern would be loud music, but they've had at least one party so far and I can see the property from there. I can walk to it. Like I said, it's just a block and music wasn't an issue.

I couldn't hear it from my house. And I know that they have the parking all sorted out. And if you haven't been to the property itself, it's so exquisite and special and wonderful and beautiful and I hope that it gets approved and you get to come to an event. I thought maybe it would just be for huge events like weddings, but they've got it set up to smaller ones too with, it's just a sprawling property and I think it's one of the reasons that loudness isn't really an issue. The walls are huge, the walls are tall and thick and I think it contains a lot of it. And it's not really only for ginormous events, but I think they have smaller rooms to rent out that really contain a lot of the sound that might be concerned to some.

TICK SEGERBLOM

Thank you very much.

YSENIA ARIAS

Thanks.

EZAKI LATU

Good morning, guys. My name is Ezaki Latu.

TICK SEGERBLOM

I'm sorry you need to spell your last name.

EZAKI LATU

L-A-T-U. I'm standing here to speak about Wally George. I haven't know either one of them. All I know is that work hard they do. I'm in the front row house across from them. It used to be belong to Roy. And by the way, I'm from California. I just move out here. I heard their name figured Roy, how they do. And I never see my life and I wish every day someday I do. But these two gentlemen, they work their heart, day and night, I'm across. Sometime, George, I think he forgot to take the rope. He wake up already in the morning, he's just driving his truck working, and I say, "Have you been sleep?"

Hard they work. They brought up the place. Obviously, and you guys honor, how can we let them to do what they want for the spend they make? They spend already. All I'm asking, don't believe what I say, but I believe what I see, how beautiful. First they opened the door, they invite all of us. And thank God I was in the house that I was 20 years ago. And not only that, but I live in front of them. I see them every day. People working day and night. What can we give a chance for those, what they try to do? I'm asking you guys honor, please give them a chance. Thank you.

TICK SEGERBLOM

Thank you.

SHONDA MULLINS

Hello, my name-

TICK SEGERBLOM

Pull it down. There you go.

SHONDA MULLINS

My name is Shonda Mullins. I live at 1605 Bluestone Drive.

TICK SEGERBLOM

Pull the microphone down a little bit. There you go.

SHONDA MULLINS

1605 Bluestone Drive. When I open my front door, I see the property, the gorgeous palm trees. Really hoping that this property can be saved as a historical and iconic residence. I think that everyone who has grown up in the era of Las Vegas developing, Siegfried and Roy, the amazing shows at The Mirage, we can all appreciate what this has brought to, not just our neighborhood, but to the history of Las Vegas. As I was growing up, I lived in California and we would come out to Las Vegas and that was one of the things is you go to The Mirage, you go to the show.

I'm lucky enough now to live in the neighborhood. I am concerned a little bit about the parking. I hope that that is worked out. Maybe some permitting or something can be done to make sure that that doesn't encroach or upset the balance of the neighborhood. But I am definitely looking forward to seeing this property saved as a historical site. Thank you.

TICK SEGERBLOM

Thank you. Oh, yeah.

MARIA SIU

Hello, I'm Maria Siu, S-I-U. I Live in-

TICK SEGERBLOM

Speak closely into the microphone, please.

MARIA SIU

Maria Siu, S-I-U. I live in 4213 Stonebridge Lane. We share a wall off Vegas Drive, and I echo what everybody else has said. I just want to add that they've been really great neighbors. The communication has been open. They checked with me every time to make sure that we're not bothered by the noise or any of whatever is happening over there. And I agree with what everybody else said about parking. They can also use my parking if they need it. And I think that's a very small issue compared to what it would bring the presence of Jungle Palace will bring to the community. So that's all I have to say.

TICK SEGERBLOM

Thank you so much. All right, we're going to — Oh, my God.

GABRIEL OCHOA

Good morning. My name is Gabriel Ochoa. I'm here for support and this property is very nice. And I live in this 1608 Stonehaven Drive. That property is very nice is. It's a long in Las Vegas producing oxygen for our ecosystem. The neighborhood is very nice. Everything is okay for me. Yeah. I support this application. Thank you for your times.

TICK SEGERBLOM

Thank you. Anyone else wishing to come up? We need to get moving here.

SHAWN FEELEY

Hello, my name is Shawn Feeley. In support. Thank you, ladies and gentlemen for being here. Thank you for your service, of course. It is kind of a personal story. When I was 13 years old, I met this gentleman named Tony Mitchell and very wonderful man. Tall, dark, handsome, ponytail, just big as life. And he

ended up being Siegfried and Roy's personal friend and personal assistant and he was in the show. He invited me to the show and pretty much just changed my life from there.

We went to this property all the time. I was constantly there with him. We were constantly taking care of the cats. He actually passed away. He passed away on property. Siegfried came in and it's still kind of hard so. But uh, we cried together and it's just a very, very special, special place to me. I know Miss Lynette is here, our Las Vegas favorite evil queen. I don't know that - And she still lives across the street. She comes over, I was joking with her. I said, "You still have your keys." And she whipped them out and opened the door and walked in.

So, Siegfried and Roy is really still here, right? They're still present. They're going to be present every day that this fine family is going to be in charge of the property. We're going to take every precaution necessary to make sure everybody's happy. And everybody loves Siegfried and Roy. Everybody loves their legacy and this Las Vegas icon could live on and on and on and on. That's my only goal. Right? That's all we really care about.

TICK SEGERBLOM

Okay.

SHAWN FEELEY

If anything have it stay historic and memorable. Sorry?

TICK SEGERBLOM

Thank you so much.

SHAWN FEELEY

Thank you.

TICK SEGERBLOM

All right. I think that closes the public hearing. Mr. O'Reilly. And as I told you earlier-

WILLIAM MCCURDY II

Mr. Chairman, sir—

TICK SEGERBLOM

—when you have the judge, you can sit down.

MOTION

WILLIAM MCCURDY II

So, what we'll do, Mr. Chairman, if we could, just, I briefly have you touch on two things and also want to thank all the neighbors for coming out. If you can just briefly speak to parking, because I think that came up a couple of times and the work that you've done around how parking and also clearly you have all the main support of the neighbors who are adjacent to the property, who are actually touching the property. I'd like to thank the member of the community who came out, Ms. Arroyo for voicing your concerns. It's very important that you continue to stay involved, but we're going to get some of the comments addressed and then we're going to move forward.

JOHN O'REILLY

Thank you, everybody. Thank you very much. Just very briefly, yes, we have the parking fully addressed. In your packages, you should see the Jungle Palace parking analysis dated January 8, 2025, which was basically put together by GCW in conjunction with staff that addresses any and all the parking questions that have been raised and those that haven't been raised so far in this hearing.

Secondly, in terms of the question about music or noise, I think the neighbor who made the point that property is surrounded by very large, very thick walls is one factor. The music for the most part will be inside a building that is insulated, that's known as the kennels on your diagrams. I think that besides that, there is a plan B. If you have ever heard of a silent disco, which is an interesting experience, picture each one of you deciding you want to dance but you don't want to dance to the same music. Somebody wants to listen to Frank Sinatra, somebody wants to listen to rock and roll. You can each put them in your ears and hear the music in your ears and no place else. So that's a plan B if we need it, but it's not necessary. So, music and sound is not an issue.

Third item I think is probably the most important that a number of the neighbors met and commented on is the importance of preserving the property. Unfortunately, I'm going to show you a picture, it's not this property, it's another Siegfried and Roy property that is known as the Little Bavaria in those days. It's 80 acres across from Santa Fe that was assembled through those years. This is what happens to a property that's not maintained, which I think is pretty obvious. It gets vandalized and gets destroyed and is not only not preserved for history but it becomes a problem in the neighborhood. So, with that, we're here to answer any other questions you might have.

WILLIAM MCCURDY II

No, that's perfect. Thank you. And again, thank you for all the neighbors coming out and doing the work to make sure that you had the support that you needed today. Ready to move for approval of Items 46 and 47, designating Siegfried and Roy's homes as a historical designation as well as the use permits for recreational and entertainment facility, museum as well as live entertainment. I will approve the waiver of the development standards for items 1, 2, 3, 4, 5, and 6. And to have neighbors who you may find later that they're not having an enjoyable experience, we'll do a one-year review to ensure that you are operating with how you have indicated you will operate. And that is with respect for the neighbors in the neighborhood. That is my motion.

TICK SEGERBLOM

All right, there's a motion. Cast your vote. And I would just say this is a historic meeting. We had the great New A's Stadium, which is the future of Las Vegas and we also have Siegfried and Roy which is the — So, you're not allowed to clap but thank you so much.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

Anyway, that motion passes.

UNIDENTIFIED SPEAKER

It's a historic day in our great community.

TICK SEGERBLOM

Exactly.

UNIDENTIFIED SPEAKER

Thank you very much.

47. UC-25-0072-GD CARDEN ENTERTAINMENT, LLC:

USE PERMITS for the following: 1) recreational or entertainment facility; 2) museum; and 3) live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; 2) reduce parking requirements; 3) waive full off-site improvements; 4) reduce driveway approach distance; 5) reduce driveway departure distance; and 6) reduce driveway width.

DESIGN REVIEW for a recreational or entertainment facility and museum on 1.82 acres in an RS20 (Residential Single-Family 20) Zone within a Historic Designation (HDO) Overlay. Generally located on the north side of Vegas Drive and the west side of Valley Drive within the Lone Mountain Planning Area. WM/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 46).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 1 year to review or the application will expire.
- Applicant is advised within 1 year from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic 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 permits, operational permits, and fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

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

48. ZC-25-0122-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:

ZONE CHANGE to reclassify 1.26 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/hw/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 16, 2025, PER THE APPLICANT).

49. VS-25-0121-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:

VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue and Jo Rae Avenue, and between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/hw/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 16, 2025, PER THE APPLICANT).

50. WS-25-0123-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) allow attached sidewalks; and 4) modify street design standards.

DESIGN REVIEW for a proposed single-family residential development on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 16, 2025, PER THE APPLICANT).

51. TM-25-500026-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:

TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 16, 2025, PER THE APPLICANT).

(Companion Items 52, 53, 54, and 55)

52. ZC-25-0128-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 5.01 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane, 300 feet west of Tomsik Street within Spring Valley (description on file). MN/mc (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 53, 54, AND 55).

CONDITIONS OF APPROVAL –

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 to show fire hydrant locations on-site and within 750 feet.

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 #0028-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 52 through 55.

- Item 52, ZC-25-0128, zone change to reclassify five acres from an RS20 residential single-family 20 zone to an RS3.3 residential—

TICK SEGERBLOM

(inaudible) there.

SAMI REAL

—single-family 3.3 zone.

WILLIAM MCCURDY II

Excuse me, if you can please be quiet on the way out. We still have business to conduct. Please lower your voices on the way out.

SAMI REAL

Generally located on the north side of Patrick Lane, 300 feet west of Tomsik Street within Spring Valley.

- Item 53, VS-25-0129. Vacate and abandon a portion of right-of-way being Patrick Lane located between Tomsik Street and Durango Drive within Spring Valley.
- Item 54, WS-25-0130, waivers of development standards for the following: eliminate street landscaping; and allow attached sidewalks. Design review for a single-family residential development on 5.01 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on north side of Patrick Lane, 320 feet west of Tomsik Street within Spring Valley.
- Item, 55 TM-25-500028. Tentative map consisting of 39 single-family residential lots and common lots on 5.01 acres and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on north side of Patrick Lane, 320 feet west of Tomsik Street within Spring Valley.

TICK SEGERBLOM

Good afternoon.

JENNIFER LAZOVICH

Oh, is it officially good afternoon? Yes it is. Good afternoon. Jennifer Lazovich, 1980 Festival Plaza Drive, here tonight or here today rather, on behalf of Pulte. Also in the audience with me is Kendra. We are both here for Tony Celeste who couldn't be here this morning. So between both of us you could answer any questions that you might have. We appreciate staff recommending approval of both the zone change, it's a conforming zone change as well as the vacation. I just want to spend a quick minute on the waiver. Waiver of development standards WS 25-0130, after further contemplation, we are withdrawing waiver of development standard number 2. That means we will be putting in a detached sidewalk.

However, we do still need to keep waiver of development standards number 1. The request for this was only for right here along Feather Duster Court. That's where our - Oops, I'm sorry. That's right here where we had originally asked for the waiver to put in an attached sidewalk. And so now we're eliminating that, we will be putting in a detached sidewalk. But I think after further discussion with staff, we need to add a condition that says, "Front setback to homes along Feather Duster Court to be 30 feet from right-of-way."

And the reason why this is I think important is because it allows for five feet of landscaping right next to Feather Duster Court, then the detached five-foot sidewalk and then 20 feet behind the sidewalk or 30 feet from the edge of right-of-way to the house, which gives you that driveway that I think was important to everybody for those homes along Feather Duster Court. So, I think this is a new condition. So, I'll read it one more time. "Front setback to homes along Feather Duster Court to be 30 feet from right-of-way." And again, we'd be withdrawing waiver of development standards number 2, but we do need to keep waiver of development standards number 1 in place. Thank you.

TICK SEGERBLOM

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

MICHAEL NAFT

I'll take it.

TICK SEGERBLOM

Commissioner Naft, I'm sorry.

MOTION

MICHAEL NAFT

Thank you. I think the, I think applying for that waiver of development standards number 2, your placement on today's agenda is punishment for applying for that waiver, I think. I'm just guessing. That was a joke for Kendra. I'll move for approval with the additional stated condition Mr. Papazian, and that meets what you were intending?

ANTONIO PAPAIZAN

Yes, sir. Thank you.

MICHAEL NAFT

Excellent. So, with the additional condition stated by Miss Lazovich, I move for approval of Item 52, 53, 54, and 55 with the withdrawal of waiver number 2.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

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

TICK SEGERBLOM

That motion passes.

53. VS-25-0129-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON a portion of right-of-way being Patrick Lane located between Tomsik Street and Durango Drive within Spring Valley (description on file). MN/mh/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 52, 54, AND 55).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet and a portion of a cul-de-sac for Feather Duster Court;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Patrick Lane improvement project;
- 90 days to record said separate document for the Patrick Lane improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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.

54. WS-25-0130-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) allow attached sidewalks.

DESIGN REVIEW for a single-family residential development on 5.01 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane, 320 feet west of Tomsik Street within Spring Valley. MN/mh/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 52, 53, AND 55).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Front setback for residences along Feather Duster Court to be 30 feet from right-of-way;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet and a portion of a cul-de-sac for Feather Duster Court;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Patrick Lane improvement project;
- 90 days to record said separate document for the Patrick Lane improvement project;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 to show fire hydrant locations on-site and within 750 feet.

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 #0028- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

55. TM-25-500028-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 39 single-family residential lots and common lots on 5.01 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane, 320 feet west of Tomsik Street within Spring Valley. MN/mh/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 52, 53, AND 54).

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 30 feet and a portion of a cul-de-sac for Feather Duster Court;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Patrick Lane improvement project;
- 90 days to record said separate document for the Patrick Lane improvement project;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 to show fire hydrant locations on-site and within 750 feet.

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 #0028- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 56, 57, 58, and 60)

56. ZC-25-0138-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 8.81 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of El Capitan Way and between Rochelle Avenue and Peace Way within Spring Valley (description on file). JJ/MN/rk (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 57, 58, 59, AND 60).

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 to show fire hydrant locations on-site and within 750 feet.

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 #s 0024-2025, 0025-2025 and 0026-2025 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

SAMI REAL

Next, are companion Items 56 through 60.

- Item 56, ZC-25-0138, zone change to reclassify 8.81 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of El Capitan Way and between Rochelle Avenue and Peace Way within Spring Valley.
- Item 57, VS-25-0137, vacate and abandon easements of interest to Clark County located between Julian Road (alignment) and Flaming Ridge Trail, in between Rochelle Avenue and Peace Way; a portion of right-of-way being El Capitan Way located between Rochelle Avenue and Peace Way. A portion of right-of-way being Rochelle Avenue located between El Capitan Way and Flaming Ridge Trail; and a portion of right-of-way being Peace Way located between El Capitan Way and Julian Road (alignment) within Spring Valley.
- Item 58, WS-25-0139, waiver of development standards to reduce the street intersection offset, design review for a single-family residential development on 8.81 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of El Capitan Way and the south side of Rochelle Avenue within Spring Valley.

- Item 59, TM-25-500029, tentative map consisting of 25 single-family residential lots on common lots on 4.44 acres and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of El Capitan Way and the south side of Rochelle Avenue within Spring Valley.
- Item 60, TM-25-500031, tentative map consisting of 25 single-family residential lots and common lots on 4.37 acres. And an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and the north side of Peace Way within Spring Valley.

TICK SEGERBLOM

Good afternoon.

JENNIFER LAZOVICH

Good afternoon. Jennifer Lazovich, 1980 Festival Plaza Drive here today on behalf of Pulte again. Again, Kendra's in the audience with me. So, this is an interesting, if you look at my map, please. So, these parcels were acquired through Department of Aviation Auctions. This 003 site was already contemplated this morning on your consent agenda and approved. So, the subject of the two projects that are in front of you with these items reference parcel 009, which is in Commissioner Jones's area and then parcel 002, which is in Commissioner Naft's area. So, I've got a little bit of both.

For the most part staff is recommending approval of the 009 parcel. But on the 002 parcel, which is here, we did have one waiver and it was to reduce the street intersection offset. This is a wider driveway into this neighborhood across. And so, the lining up of that has been a little tricky. But we have been continuing our conversations with Public Works, and we do want to try to accommodate something that might work a little better for them. So, I think, with your permission, we'd like to keep the waiver but add a condition that would read, "Applicant to coordinate with Public Works on the offset waiver and will provide a revised site plan and tentative map to accommodate the desired offset." I think that's around the language that - I'm looking at Antonio, he doesn't know it, but that he was looking for.

MICHAEL NAFT

I think that completes the presentation.

JENNIFER LAZOVICH

Yes, it does.

TICK SEGERBLOM

All right. Anyone here wishing to speak on this item? So now we're going to have a fight between Commissioner Naft and Commissioner Jones to see who's going to be the bad guy.

MOTION

MICHAEL NAFT

Commissioner Jones is much easier going on his side of the street. Yes, the stated condition, I believe, reflects what Public Works' intention was essentially, rather than lining up the two driveways that are of different widths, having the flexibility while working with Public Works to realign that, perhaps switching it with a lot would satisfy their need. Is that right Antonio?

ANTONIO PAPAZIAN

Thank you, Commissioner. I do want to clarify because there are two site plans with this application. It doesn't reflect both. That condition doesn't reflect both site plans. So, Item number 58 and Item number 60 on the site plan, that's titled El Capitan Rochelle 2C, the condition should read something like,

"Coordinate with Public Works development review for the location of street A entryway." And just like you said, it's because of those left-hand turn conflicts.

MICHAEL NAFT

All right. So, for the record, we'll take the condition that Mr. Papazian stated into the record. Ms. Lazovich, that complies with what your intentions were?

JENNIFER LAZOVICH

Yes. Thank you.

MICHAEL NAFT

Excellent. Then on behalf of Commissioner Jones and myself, I'll move for approval of Items 56, 57, 58, 59, and 60.

JUSTIN JONES

I join in that motion. Well stated.

TICK SEGERBLOM

There's a joint motion, and it's not even 4/20.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

JENNIFER LAZOVICH

Thank you very much. Next are ordinances for introduction.

TICK SEGERBLOM

Motion passes.

57. VS-25-0137-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Juliano Road (alignment) and Flaming Ridge Trail, and between Rochelle Avenue and Peace Way; a portion of a right-of-way being El Capitan Way located between Rochelle Avenue and Peace Way; a portion of right-of-way being Rochelle Avenue located between El Capitan Way and Flaming Ridge Trail; and a portion of right-of-way being Peace Way located between El Capitan Way and Juliano Road (alignment) within Spring Valley (description on file). JJ/MN/lm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- 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 to show fire hydrant locations on-site and within 750 feet.

58. WS-25-0139-COUNTY OF CLARK (AVIATION):

WAIVER OF DEVELOPMENT STANDARDS to reduce the street intersection off-set.

DESIGN REVIEW for a single-family residential development on 8.81 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of El Capitan Way and the south side of Rochelle Avenue within Spring Valley. JJ/MN/lm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 56, 57, 59, AND 60).

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

- Coordinate with Public Works - Development Review for the location of “Street A” entryway for El Capitan/Rochelle 2C;
- 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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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.

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 Numbers 0024-2025, 0025-2025 and 0026-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

59. TM-25-500029-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of El Capitan Way and the south side of Rochelle Avenue within Spring Valley. JJ/lm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 56, 57, 58, AND 60).

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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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.

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 #0026- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

60. TM-25-500031-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 4.37 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and the north side of Peace Way within Spring Valley. MN/lm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 56, 57, 58, AND 59).

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

- Coordinate with Public Works - Development Review for the location of “Street A” entryway;
- 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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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.

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 #0024- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

61. ZC-25-0146-A&A III, LLC & A&A REVOCABLE LIVING TRUST, ET AL:

ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Hinson Street and Richmar Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 16, 2025, PER APPLICANT).

62. VS-25-0145-A & A III LLC & A& A REVOCABLE LIVING TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Arville Street and Hinson Street within Enterprise (description on file). JJ/rr/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 16, 2025, PER APPLICANT).

63. WS-25-0147-A&A III LLC & A&A REVOCABLE LIVING TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate street landscaping; and 3) allow attached sidewalk.

DESIGN REVIEW for a single-family residential development on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/rr/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 16, 2025, PER APPLICANT).

64. TM-25-500033-A & A III, LLC & A& A REVOCABLE LIVING TRUST:

TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/rr/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 16, 2025, PER APPLICANT).

SEC. 6. INTRODUCTION OF ORDINANCES

65. ORD-25-900015: Introduce an ordinance to consider adoption of a Development Agreement with Millrose Properties Nevada LLC for a single-family residential development on 2.5 acres, generally located east of Grand Canyon Drive and north of Gomer Road within Enterprise. JJ/tpd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY APRIL 16, 2025, AT 9 A.M. (BILL 4-2-25-1).

SAMI REAL

Next are ordinances for introduction. Those are Items 65 through 67. These are all standard development agreements.

- Item 65, ORD-25-900015 is an ordinance for a development agreement with Millrose Properties Nevada, LLC for a single-family residential development on 2.5 acres.
- Item 66, ORD-25-900060 is a ordinance for a development agreement with KRLJ3, LLC for a single-family residential development on 9.26 acres.
- Item 67, ORD-25-900146 is a ordinance for a development agreement with KB Home Las Vegas, Inc. for a single-family residential subdivision on 5.1 acres.

Commissioners, we ask that you set the public hearing for May 16.

TICK SEGERBLOM

I'll introduce the ordinances and set the public—

SAMI REAL

April 16. My apologies. April 16.

TICK SEGERBLOM

All right.

SAMI REAL

April 16.

TICK SEGERBLOM

That's two mistakes in one day. So, I'll introduce the ordinances and set the public hearing for April 16, 2025. And before we go, I wanted to ask that next meeting, we consider the issue of these signs that the developers are having. I understand some are getting cited, so I think we need to bring it up and see if we're going to make a decision or not of what to do with them.

SAMI REAL

And that would be for the home builder off-premise for sale signs, correct?

TICK SEGERBLOM

Correct.

SAMI REAL

Okay.

66. ORD-25-900060: Introduce an ordinance to consider adoption of a Development Agreement with KRLJ 3, LLC for a single-family residential development on a 9.26 acre portion of 11.35 acres, generally located west of Valley View Boulevard and south of Serene Avenue within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY APRIL 16, 2025, AT 9 A.M. (BILL 4-2-25-2).

67. ORD-25-900146: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc. for a single-family subdivision on 5.1 acres, generally located west of Valley View Boulevard and south of Le Baron Avenue within Enterprise. JJ/dd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY APRIL 16, 2025, AT 9 A.M. (BILL 4-2-25-3).

PUBLIC COMMENTS

TICK SEGERBLOM

All right. With that I would move — Oh, I'm sorry. Last period of public comment. Anyone here wishing to make a public comment? Here's your chance to be famous. No? Okay. All right. There's no one here. We're going to close the meeting.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 12:12 p.m., the meeting was adjourned.

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

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

[ONLINE MEETING LINK](#)

APPROVED: /s/ Tick Segerblom
TICK SEGERBLOM, CHAIR

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