



togetherforbetter

Board of County Commissioners

Clark County, Nevada

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

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, January 7, 2026:

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

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

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

Commissioners Present:

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

Absent:

None

Also Present:

Robert Warhola, Deputy District Attorney
Sami Real, Director, Comprehensive Planning
Antonio Papazian, Deputy Director, Public Works
JaWaan Dodson, Assistant Manager, Development Review
Ruby Ochoa, Deputy Clerk
Emily Casimiro, Deputy Clerk

SEC. 2. PUBLIC FORUM

1. Public Comment

MICHAEL NAFT

Good morning, and welcome to the January 7 meeting of the Clark County Commission Zoning agenda. Director Real, I'll turn it over to you. The first item on the agenda is public comment. Anyone wishing to speak on an item on today's agenda can come forward at this time. Just again, anyone wishing to speak on any item that is not for public comment later can speak at this time. Okay, seeing none. 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. Commissioners, there is no request for additions or deletions of items, therefore, the agenda stands ready for your approval.

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move approval of the agenda.

MICHAEL NAFT

There's a motion for approval. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

Motion carries.

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 December 3, 2025, Zoning meeting are ready for approval.

MOTION

WILLIAM MCCURDY II

I move approval of our minutes.

MICHAEL NAFT

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion carries.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 28

SAMI REAL

Next are the routine action items, which consist of Items 4 through 28, except Items 14 through 17 will be pulled and heard separately. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for approval.

MOTION

WILLIAM MCCURDY II

Move approval of our routine action items, Items 4 through 28.

MICHAEL NAFT

There's a motion for approval.

VOTE

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

MICHAEL NAFT

That motion carries.

4. DR-25-0783-RICHMAR 13, LLC:

DESIGN REVIEW for alternative yards in conjunction with a previously approved single-family residential subdivision on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Richmar Avenue and west of Rosanna Street within Enterprise. JJ/mh/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a new Point of Connection (POC) is required, as the previously issued POC has either expired, the proposed flow has changed, or the property has been re-parceled; instructions for submitting a POC request are available on the CCWRD website.

5. SDR-25-0801-SG VEGAS OWNER, LLC:

SIGN DESIGN REVIEW to increase the area of animated signs in conjunction with a previously approved comprehensive sign plan for an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Harmon Avenue within Paradise. JG/lm/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

6. ET-25-400125 (ZC-21-0633)-SLOAN ARVILLE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) allow an attached sidewalk; and 2) reduced throat depth.

DESIGN REVIEWS for the following: 1) alternative landscaping; 2) a distribution center; and 3) finished grade on 5.0 acres in an IP (Industrial Park) Zone. Generally located east of Arville Street and south of Sloan Road within the South County planning area. JJ/mh/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until January 5, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Sloan Road;
- Compliance with previous conditions.

7. ET-25-400128 (UC-23-0637)-LAS VEGAS VALLEY WATER DISTRICT:
 USE PERMIT FIRST EXTENSION OF TIME for public utility structures consisting of a pumping station, electric substation, fences, and walls.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive off-site improvements (sidewalk); 2) reduce throat depth; 3) increase driveway width; and 4) allow pan driveways.
 DESIGN REVIEWS for the following: 1) public utility and structures (pumping station and electric substation); and 2) finished grade on a 5.9 acre portion of 18.15 acres in a Public Facility (PF) Zone. Generally located north of Monthill Avenue and east of Hazelcrest Drive within Paradise. TS/tpd/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until December 6, 2027, to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

8. ET-25-400129 (ZC-23-0272)-ROADRUNNER TRUST & CARRISON ANDREW JOHN TRS:
 USE PERMITS FIRST EXTENSION OF TIME for the following: 1) mini-warehouse; and 2) off-highway vehicle, recreational vehicle, and watercraft storage facility.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) access local street; 2) reduce parking; 3) increase wall height; 4) allow attached sidewalk; and 5) allow modified driveway design standards.
 DESIGN REVIEW for a mini-warehouse with vehicle storage on 2.5 acres in a CG (Commercial General) Zone. Generally located east of Jones Boulevard and the south of O’Bannon Drive within the Spring Valley planning area. AB/lm/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until July 19, 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 and application for review; 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 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.

A REQUEST FOR RECONSIDERATION HAS BEEN SCHEDULED FOR 01/21/26 BCC MEETING.

9. VS-25-0781-CLARK BUILDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Cougar Avenue and Ford Avenue, and Jones Boulevard and Westwind Road; and a portion of right-of-way being Jones Boulevard located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/bb/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Jones Boulevard/ Cougar Avenue improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, 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

- 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.

10. WS-25-0780-CLARK BUILDINGS, LLC:

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

DESIGN REVIEW for a proposed office/warehouse building on 2.12 acres in an IL (Industrial Light) Zone. Generally located east of Jones Boulevard and south of Cougar Avenue within Enterprise. JJ/bb/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Jones Boulevard/ Cougar Avenue improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require 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.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0273- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

11. WS-25-0641-SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.

DESIGN REVIEW for the existing and proposed retail kiosks in conjunction with an existing shopping center (Showcase Mall) on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/rg/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.

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. SDR-25-0642-SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC:

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

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- No commercial messages are permitted on signs within the right-of-way.
- Applicant is advised that signs are not permitted within the right-of-way.

13. WS-25-0799-TROPICANA LAND, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce electric vehicle (EV)-installed charging spaces in conjunction with a previously approved recreational/entertainment facility (The Ballpark) on a portion of 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Reno Avenue and east of Las Vegas Boulevard South within Paradise. JG/nm/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

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 #0206- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 14, 15, 16, and 17)

14. PA-25-700034-CLF, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the land use category from RN (Ranch Estate Neighborhood) to LN (Low-Intensity Suburban Neighborhood) on 2.09 acres. Generally located on the southeast corner of McLeod Drive and Viking Road within Paradise. TS/mc (For possible action)

ACTION: ADOPTED (RESOLUTION R-1-7-26-1; COMPANION ITEMS 15, 16, AND 17).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

SAMI REAL

Next on the agenda are companion Items 14 through 17.

- Item 14, PA-25-700034. Holdover plan amendment to redesignate the land use category from RN (Ranch Estate Neighborhood) to LN (Low-Intensity Suburban Neighborhood) on 2.09 acres. Generally located on the southeast corner of McLeod Drive and Viking Road within Paradise.

- Item 15, VS-25-0559. Holdover vacate and abandon a portion of right-of-way being Viking Road located between McLeod Drive and Mojave Road; and a portion of right-of-way being McLeod Drive located between Viking Road and Flamingo Road within Paradise.
- Item 16, WS-25-0560. Holdover waiver of development standards to reduce street intersection off-set. Design review for a proposed single-family residential development on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east of McLeod Drive within Paradise.
- Item 17, TM-25-500140. Holdover tentative map consisting of 10 single-family residential lots and common lots on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east of McLeod Drive within Paradise.

MICHAEL NAFT

Good morning.

JENNIFER LAZOVICH

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive, here this morning on behalf of the applicant. The aerial shows you the location of the property, which is on McLeod and Viking. This property has some history, that I'll just take a quick moment to talk about, in working with the neighbors and listening to some of their concerns. When we started the neighborhood meeting process, we originally proposed a total of 14 lots. The neighbors expressed some opposition and concern to that, and working with Commissioner Segerblom, we reduced the number of lots before we filed the application to be a total of 10 lots. So, the application that's in front of you today includes this site plan. We filed that site plan. So, from the very beginning, after getting the neighborhood input at the neighborhood meeting, we started with 10 lots. As a result, staff recommended approval, which we appreciated. Also, Town [Advisory] Board (TAB) and Planning Commission.

The reason why this item has been pulled from the agenda, or the consent agenda, this morning is to deal with some additional conditions. Right before the holidays, Commissioner Segerblom, myself, and Rick Barron met with the neighbors on-site at the property, and it was really because of their concern over the inconsistencies that exist out in this area. In some locations farther to the west on Viking, there have been some applications approved where there will be a detached sidewalk, which is part of what your code is now. But as you move along portions of Viking, particularly to the west, and portions of McLeod to the south and also to the north, there's an attached sidewalk. And so, the neighbors, really, their appeal was, "We just wanted to kind of look like one cohesive community, so can we do attach sidewalks?"

And then the other thing that came up was, again, with this notion of patchwork, but sitting between our site and to the south right here is the Vegas PBS building. There is one privately-owned lot, although they have dedicated, but there are no full improvements on their side, so there's no curb, gutter, sidewalk, or even paving. So, as a result, you see how McLeod traveling north bottlenecks right here, and it only allows for one lane. And particularly, as you get to the intersection at Viking and McLeod, there's only one lane. If you want to go right, you got to wait. If you want to go straight, you got to wait. But they asked if we could work with Public Works when we do the additional paving on our side and do a right-turn lane with an arrow that would allow for a through lane northbound on McLeod. As well as a right-turn lane for the people that want to go eastbound on Viking. So, that is the purpose of the additional conditions that I'm about to read into the record.

It will allow us to do an attached sidewalk on both McLeod and Viking with 6 feet of landscaping behind, and then you will hear a longer condition where I talk about the pavement that we will do and the transition with the right-hand turn onto Viking. So, we would ask to add the following conditions: Install a 5-foot-wide attached sidewalk with 6 feet of landscaping between the sidewalk and perimeter wall along

Viking Road and McLeod Drive adjacent to the project. The next condition would read: Paving along McLeod Drive will connect at the south to the existing asphalt paving adjacent to APN 162-13-801-016 (Vegas PBS) and will extend the two lanes of travel headed northbound where one lane will then become a right turn only onto Viking Road. Full street improvements to include curb and sidewalk begin at the project southern boundary, which is APN 162-13-801-001. And finally, we'd like to add a condition that says: Applicant is not required to install a sidewalk or streetlights adjacent to APN 162-13-801-008.

We also included an exhibit that shows what that paving will look like, and you can see the right-hand turn arrows here. You can see this will on the east side of McLeod. You'll have that through lane that can continue, you'll have the ability to go right, and it'll help with the paving and transition from the PBS building moving forward. So that the neighbors don't have as much in and out, in and out, depending on how the projects around the area have developed. I know that sounds complicated, I think it makes a lot of sense to myself, certainly Commissioner Gibson. We provided these conditions and this exhibit to Public Works and Planning in advance of the meeting. And so, I'd be happy to answer any questions.

One other thing, I'm sorry, that I did want to note. We are installing streetlights adjacent to our property on Viking and McLeod. That was important to the neighbors, that we put in streetlights, and we are doing that as— We didn't ask for a waiver, but I wanted to make it known, that we are putting in streetlights.

MICHAEL NAFT

Thank you very much. This is a public hearing, anyone wishing to speak on Items 14 through 17 can come forward at this time. Seeing none, I'll turn over to Commissioner Segerblom.

MOTION

TICK SEGERBLOM

Thank you, Mr. Chairman, and I apologize for your first vote having to be against an item. But honestly, we went and met with the neighbors and there are attached sidewalks everywhere, and there was a— When you're doing these infill projects, you want the neighbors to feel that it fits into what's already there. So with that, I reluctantly agreed to have the attached sidewalk, but I promise this will be the only time I agree to that. But anyway, we did work with Mr. Barron and Jennifer worked with the neighbors, and so I think we have a really good plan. So, I thank everybody so much. So with that, I would make my— there's nobody here, so I'll make a motion to approve, subject to what Jennifer put in the record.

MICHAEL NAFT

There's a motion for approval. Cast your vote.

VOTE

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

VOTING NAY: Michael Naft

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

Motion carries.

15. VS-25-0559-CLF, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Viking Road located between McLeod Drive and Mojave Road; and a portion of right-of-way being McLeod Drive located between Viking Road and Flamingo Road within Paradise (description on file). TS/jud/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 14, 16, AND 17).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

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

16. WS-25-0560-CLF, LLC:

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

DESIGN REVIEW for a proposed single-family residential development on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 14, 15, AND 17).

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

- Install a 5 foot wide attached sidewalk with 6 feet of landscaping between the sidewalk and perimeter wall along Viking Road and McLeod Drive adjacent to the project;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0191- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. TM-25-500140-CF, LLC:

HOLDOVER TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 14, 15, AND 16).

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

- Install a 5 foot wide attached sidewalk with 6 feet of landscaping between the sidewalk and perimeter wall along Viking Road and McLeod Drive adjacent to the project;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant to install pull box and conduit along Viking 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.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0191- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

18. PA-25-700043-LAUGHLIN LAGOON, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Ranch Estate Neighborhood (RN) on 7.63 acres. Generally located south of Casino Drive and east of Needles Highway within Laughlin. MN/rk (For possible action)

ACTION: ADOPTED (RESOLUTION R-1-7-26-2).

19. ZC-25-0720-LAUGHLIN LAGOON, LLC:

ZONE CHANGE to reclassify 7.63 acres from a CR (Commercial Resort) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located south of Casino Drive and east of Needles Highway within Laughlin (description on file). MN/rk (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Clark County Water Reclamation District (CCWRD)

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

20. PA-25-700045--FB RIVIERA, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 0.96 acres. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard within Sunrise Manor. WM/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-1-7-26-3).

21. ZC-25-0736--FB RIVIERA, LLC:

ZONE CHANGE to reclassify 0.96 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard with Sunrise Manor (description on file). WM/gc (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

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.

22. PA-25-700046-NEW CHINATOWN DEVELOPMENT, LLC:

PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 7.06 acres. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise. JJ/rk (For possible action)

ACTION: APPROVED (RESOLUTION R-1-7-26-4).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

23. ZC-25-0741-NEW CHINATOWN DEVELOPMENT, LLC:

ZONE CHANGE to reclassify 7.06 acres from an IP (Industrial Park) Zone to a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise (description on file). JJ/rk (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0215-2026 to obtain your POC exhibit; and that if flow contributions exceeding CCWRD estimates may require another POC analysis.

24. VS-25-0742-NEW CHINATOWN DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Serene Avenue, and Santa Margarita Street and Redwood Street; a portion of a right-of-way being Santa Margarita Street located between Blue Diamond Road and Serene Avenue; and a portion of right-of-way being Redwood Street located between Blue Diamond Road and Serene Avenue within Enterprise (description on file). JJ/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Santa Margarita Street and associated spandrel;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

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

25. WS-25-0743-NEW CHINATOWN DEVELOPMENT, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEW for a proposed shopping center on 7.06 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise. JJ/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Expunge waiver of development standards and design review associated with ZC-0752-12;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Santa Margarita Street and associated spandrel;

- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0215-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

26. ZC-25-0778-GURUKRUPA, LLC:

ZONE CHANGE to reclassify 0.37 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of Fremont Street and south of Olive Street (alignment) within Sunrise Manor (description on file). TS/gc (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

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.

27. ORD-25-900577: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with PSI OQUENDO LLC for a mini-warehouse on 4.20 acres, generally located west of Fort Apache Road and north of Oquendo Road within Spring Valley. JJ/tpd (For possible action)

ACTION: ADOPTED (ORDINANCE 5328; EFFECTIVE 1/22/2026).

28. ORD-25-901025: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 4, 2022 and October 8, 2025. (For possible action)

ACTION: ADOPTED (ORDINANCE 5329; EFFECTIVE 1/22/2026).

SEC. 5. NON-ROUTINE ACTION ITEMS 29 THROUGH 50

29. ET-25-400124 (AR-23-400123 (UC-21-0332))-ERBR, LLC:

APPLICATION FOR REVIEW FOR USE PERMITS SECOND EXTENSION OF TIME for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales.

WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.

DESIGN REVIEWS for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a CG (Commercial General) Zone. Generally located west of Boulder Highway and south of Indios Avenue within Paradise. TS/mh/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 6, 2026, PER BOARD OF COUNTY COMMISSIONERS; APPLICANT ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

SAMI REAL

Commissioners, I'm going to go back to the first item off of the non-routine portion of the agenda.

- Item 29, ET-25-400124 (AR-23-400123 (UC-21-0332)). Application for review for use permits, second extension of time for the following: swap meet; fairground; and recreational facility with accessory food, beverage, and retail sales. Waiver of development standards to eliminate landscaping. Design reviews for the following: swap meet; fairground; and recreational facility on 4.6 acres in a CG (Commercial General) Zone. Generally located west of Boulder Highway and south of Indios Avenue within Paradise.

DAVID ANDERSON

David Anderson, 4700 Boulder Highway, here on behalf of ERBR LLC. We're here for a second extension of time for the— Get the landscaping done on the rear of the property of Boulder Highway Swap Meet. The requirements were for 14 trees to be installed on the rear of the property. Right now, we currently have 8 installed as of last month, and we just need a little more time for the rest of them.

MICHAEL NAFT

Does that complete your presentation?

DAVID ANDERSON

Yes.

MICHAEL NAFT

Thank you. This is a public hearing. Anyone wishing to speak on Item 29 can come forward at this time. Seeing none, we'll turn it over to Commissioner Segerblom.

TICK SEGERBLOM

Good morning, so how much time do you need?

DAVID ANDERSON

Not much. Six months, a year.

TICK SEGERBLOM

How about four months?

DAVID ANDERSON

That's fine.

TICK SEGERBLOM

All right. Sami, can we—

SAMI REAL

If it's four months, I would recommend that we hold this application for four months and then, that way, they can come back. It keeps this application alive, we don't have to approve it, and then they have to reapply. The only thing they would be required to do is pay a renotification fee, which is saving them some additional funds.

TICK SEGERBLOM

All right, so is that okay with you?

DAVID ANDERSON

Yes.

MOTION

TICK SEGERBLOM

All right, so I make a motion to hold it. The TAB voted against you, so this is your last chance, so please, put those trees in.

DAVID ANDERSON

Yes, thank you.

SAMI REAL

And then just to confirm the first meeting in April, if that would be April—February, March, April, May—sorry, so we'll go to May. That would be May 6. So, it'll be held to May 6.

TICK SEGERBLOM

That's my motion, hold it till May 6. Thank you.

DAVID ANDERSON

Thank you.

MICHAEL NAFT

Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion carries.

30. ET-25-400126 (UC-21-0495)-5335 LAS VEGAS, LLC:

USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (cannabis retail store).

WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.

DESIGN REVIEWS for the following: 1) commercial building; and 2) finished grade on 0.37 acres in a CG (Commercial General) Zone. Generally located west of Fort Apache Road and south of Hacienda Avenue within Spring Valley. JJ/tpd/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until May 3, 2026, to obtain a valid Clark County business license for this cannabis retail store establishment or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

SAMI REAL

Next is Item 30.

- Item 30, ET-25-400126. Use permit second extension of time for a cannabis establishment (cannabis retail store). Waivers of development standards to reduce landscaping. Design reviews for the following: commercial building; and finished grade on 0.37 acres in a CG (Commercial General) Zone. Generally located west of Fort Apache Road and south of Hacienda Avenue within Spring Valley.

MICHAEL NAFT

Good morning.

TONY CELESTE

Good morning, Mr. Chair, Commissioners. My name is Tony Celeste, address 1980 Festival Plaza Drive. Here on behalf of the applicant. As you can see, our site is highlighted here on yellow on Fort Apache and Hacienda. By way of background, in November of 2021, this body did approve a retail cannabis store with drive-thru. The reason we are coming in for our second extension of time is that this site was the subject of a protracted litigation that did go up to the Supreme Court, in which the County and the applicant were successful in. Notwithstanding that, though, if you go out there today, you can see not only do we have building permits, but the building is built, certificate of occupancy has been issued, and our business license as well. The business license was issued after the extension was to expire, so that's why we did submit this out of abundance of caution.

So, despite all that, they are now open and operating, and so we appreciate not only TABs recommendation of approval but Planning staff's recommendation of approval. We agree with all the conditions and happy to answer any questions you may have.

MICHAEL NAFT

Thank you. This is a public hearing, anyone wishing to speak can come forward at this time. Seeing none, I'll turn it over, Item 30 to Commissioner Jones.

MOTION

JUSTIN JONES

Thank you, Mr. Chair. The only reason this wasn't on consent is because, as a Board, we voted to have all cannabis-related establishments go to main portion of the hearing. With that, I'll go ahead and move for approval agenda Item 30.

MICHAEL NAFT

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

VOTE

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

MICHAEL NAFT

That motion carries.

TONY CELESTE

Thank you.

31. UC-25-0794-DAG HOLDINGS, LLC:

USE PERMIT for a batch plant.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) waive full off-site improvements; 3) reduce throat depth; and 4) permit existing driveways where commercial curb return driveways are required.

DESIGN REVIEW for a batch plant and associated accessory structures on 5.00 acres in an IL (Industrial Light) Zone. Generally located south of Richmar Avenue and east of Redwood Street within Enterprise. JJ/mh/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not

commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

SAMI REAL

Next is Item 31.

- Item 31, UC-25-0794. Use permit for a batch plant. Waivers of development standards for the following: increase structure height; waive full off-site improvements; reduced throat depth; and permit existing driveways where commercial curb return driveways are required. Design review for a batch plant and associated accessory structures on 5 acres in an IL (Industrial Light) Zone. Generally located south of Richmar Avenue and east of Redwood Street within Enterprise.

MICHAEL NAFT

Good morning.

GEORGE ROGERS

Good morning, Mr. Chairman. George Rogers, architect, 6325 South Jones, representing the applicant in this item. This is a batch plant that has existed since 2003. Its applications expired, and so we reapplied in order to make the batch plant properly entitled. The new ordinance requirements complicated the issue just a bit and caused some of the requests for waivers.

Perhaps the most important waiver is the off-sites. There's access on Richmar only and no access on Gary, but there's no off-sites constructed and they haven't been. This is at the end of the street right now. Just about one more lot to the east is the end of the street, and it's a dead end and there's just private industrial parcels that exist down there in the old railroad yard that used to be down there. And so, we're asking for a waiver of off-sites. However, we recognize that off-sites can't be waived forever.

And we certainly would be willing to consider anything, an agreement for later, a review, something to satisfy Public Works and you in that. Other than that, the site conditions are just as they've existed for, certainly 12 years, longer 20 years. And there's been no changes to it, it's just the way it's been operating. We ask for your approval. I can answer any questions you might have.

MICHAEL NAFT

Thank you very much. This is a public hearing, anyone wishing to speak on Item 31 can come forward at this time. Seeing none, Commissioner Jones.

MOTION

JUSTIN JONES

Thank you, Mr. Chair. Thank you, Mr. Rogers. I talked to Mr. Papazian before the meeting today, and he and I both agree that it would be helpful in this whole area to really pull together stakeholders and talk through what the real improvements that we want to see over there. We've had this discussion a couple times over the last year or so. So, I'm going to go ahead and move for approval of agenda Item 31 with a one-year review. And we're going to commit within the next 30 days or so to pull together stakeholders over there and just really talk through what we want to see in terms of off-site improvements, curb and gutter, et cetera, and work with you on what that looks like over the next year.

GEORGE ROGERS

Great. We'll be available to you, thank you.

JUSTIN JONES

Okay.

MICHAEL NAFT

That was in the form of a motion for approval?

JUSTIN JONES

That was, yes.

MICHAEL NAFT

Okay. There's a motion for approval on Item 31.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion carries.

GEORGE ROGERS

Thank you.

MICHAEL NAFT

Thank you.

(Companion Items 32 and 33)

32. VS-25-0807-GRAND REGINA ESTATES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Park Street, and Regena Avenue and Centennial Parkway within Lone Mountain (description on file).
AB/lm/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 33).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

SAMI REAL

Next are companion Items 32 and 33.

- Item 32, VS-25-0807. Vacate and abandon easements of interest to Clark County located between Grand Canyon Drive and Park Street, and Regena Avenue and Centennial Parkway within Lone Mountain.
- Item 33, WS-25-0806. Waivers of development standards for the following: eliminate street landscaping; and waive full off-site improvements. Design review for a single-family residential development on 2 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east at Grand Canyon Drive and north of Regena Avenue within Lone Mountain.

MICHAEL BRADSHAW

Good morning, Mr. Chairman, Members of the Commission. I don't know if it's too late or not, but Happy New Year. Wish all of you and staff a pleasant year moving forward. We're here tonight, we presented before the CAC (Citizens Advisory Committee), but no vote had happened that night. But we are moving forward today with a plan that it was somewhat similar to what we did a few months back along Regena and Grand Canyon, just opposite—

MICHAEL NAFT

I'm sorry, could you just say your name for the record?

MICHAEL BRADSHAW

Oh, I apologize. Michael Bradshaw with Toll Brothers, 1140 North Town Center Drive, Suite 250. So, to continue, this site to the south had eight lots, this one has four. As you can see, we do have the landscaping, as we provided, to the south as well at the entry to the development. We have a sidewalk that is laid out along the Regena. Grand Canyon will stay as is. Any additions that we would need to make if during construction will be replaced. We appreciate that staff recognizes that our design and floor plan and elevations are nice enough to approve. We have four lots with nine different elevations to provide to our customer. I would be happy to answer any questions you may have. Again, this is an RS20 site, an RNP district, so we do want to maintain the integrity of the neighborhood and what we have seen approved with the previous 34 lots that we did in the northwest. With that, I conclude and look forward to any comments.

MICHAEL NAFT

Thank you very much. This is a public hearing, anyone wishing to speak can come forward at this time. Seeing none, Commissioner Becker?

MOTION

APRIL BECKER

Yes. So, for these waivers that you've requested, they do match the rest of the area. So I'm comfortable with that on both of the waivers for 1 and 2, with one having the conditions on the record. So, I would move to approve with the conditions.

MICHAEL NAFT

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

MICHAEL BRADSHAW

May I add just for comment? Well, the condition that reads today says the applicant to construct a 5-foot asphalt path along Regena and Grand Canyon.

APRIL BECKER

Yes.

MICHAEL BRADSHAW

Since it does exist on Grand Canyon, we wouldn't be installing, just improving what we would, obviously, have to correct during construction. Could we make that adjustment to that condition for the record?

APRIL BECKER

Antonio?

ANTONIO PAPAZIAN

Thank you, Commissioner. I think we should leave that condition there. We want to ensure that the asphalt path that's there is not damaged during construction, and if it's not damaged during construction, we'd be okay to leave it. But if it is damaged, we would want to make sure that the people in the area, kids in the area had somewhere to walk and not on damaged asphalt.

APRIL BECKER

So, do you understand those conditions?

MICHAEL BRADSHAW

I do, but it does say 5 and it's currently 6 along Grand Canyon, so I don't want any situations to arise with that. I know it's more than less.

ANTONIO PAPAIZIAN

We will work with them.

MICHAEL NAFT

Stop selling once you sold but leave that to Commissioner Becker.

MICHAEL BRADSHAW

Maybe splitting hairs, but I just want to be clear.

APRIL BECKER

So, do I.

MICHAEL BRADSHAW

Thank you.

APRIL BECKER

So that's my motion with the conditions that we have on the record.

MICHAEL BRADSHAW

Okay, thank you.

MICHAEL NAFT

There's a motion for approval.

VOTE

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

MICHAEL NAFT

That motion carries.

MICHAEL BRADSHAW

Thank you very much.

MICHAEL NAFT

Thank you.

33. WS-25-0806-GRAND REGINA ESTATES, LLC:

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

DESIGN REVIEW for a single-family residential development on 2.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Grand Canyon Drive and north of Regena Avenue within Lone Mountain. AB/lm/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 32)

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt path along Regena Avenue and Grand Canyon Drive.

Clark County Water Reclamation District (CCWRD)

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

(Companion Items 34, 35, 36, and 37)

34. PA-25-700044-LAS VEGAS PAVING CORP:

PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Industrial Employment (IE) on 7.50 acres. Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise. JJ/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-1-7-26-5; COMPANION ITEMS 35, 36, AND 37).

SAMI REAL

Next are companion Items 34 through 37.

- Item 34, PA-25-70044. Plan amendment to redesignate the existing land use category from Open Lands (OL) to Industrial Employment (IE) on 7.50 acres. Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise.

- Item 35, ZC-25-0726. Zone change to reclassify a 6.33 acre portion of a 7.50 acre site from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise.
- Item 36, VS-25-0728. Vacate and abandon easements of interest to Clark County located between El Camino Road and Jones Boulevard, and Oleta Avenue and Serene Avenue; and a portion of right-of-way being Oleta Avenue located between El Camino Road and Jones Boulevard within Enterprise.
- Item 37, WS-25-0727. Waivers of development standards for the following: eliminate street landscaping; waive full off-site improvements; and alternative driveway geometrics. Design review for a proposed office/warehouse complex on 7.40 acres in an IL (Industrial Light) Zone. Generally located south of Oleta Avenue and west of Jones Boulevard within Enterprise.

MICHAEL NAFT

Good morning.

LIZ OLSON

Good morning. Liz Olson, 1980 Festival Plaza Drive. Here on behalf of the applicant. This is just under 7.50 acres. We're located off of Jones, adjacent to the railroad tracks here. The right-of-way to the south of us is Serene and to the north of us is Oleta. The property is located, as you can see really, essentially in the middle of industrial, adjacent to that railroad. This particular parcel, we have two parcels. The southern parcel here is still planned and zoned for residential half-acre lots. Obviously, we don't believe that this will develop out as residential, since it is surrounded by industrial uses. So, we are requesting that we have a plan amendment and a zone change to match the surrounding area and our northern parcel here. That will allow us to develop an office warehouse development, as you can see here.

We have four separate buildings. All of our loading docks are in the center of the buildings. We have some outside storage yards, which are completely screened. The entire property as well is screened by an 8-foot wall. We have detached sidewalks to the north with two access points here. A couple of our waivers were requesting to remove all of the off-sites and landscaping along Serene. I'll get into that in a moment. And we also have a throat depth waiver up to the north here. We worked with Public Works on this. They were comfortable because we added some additional landscaping in here, but more importantly, we are at a dead end, so you don't have that traffic coming through.

So, this is a photo, if you're standing on Jones looking at Serene, which is to the south of us again here. The reason we're requesting no off-sites and landscaping is because the two adjacent neighbors to us are currently developed in the right-of-way. So, you cannot actually drive onto Serene currently, which is why we do not have any access points as well along Serene. Serene is also planned for the future either overpass or underpass, so if that overpass or underpass does go in eventually down the road, you wouldn't even be able to see any of that landscaping. So, we'd like to just keep the back of our building here. There has been some concern by one of our adjacent neighbors to our north here, that we are not providing any access along Serene and we're only providing access along Oleta. We'd love to have access on Serene. Unfortunately, we just can't access it, so we did provide two here.

There was some discussion about concerns of parking along the north. So, we have provided a proposed condition at Planning Commission that we would be happy to provide some no-parking signs along Oleta, if that would be helpful to the Board. But otherwise, we're very thankful for staff and TAB and Planning Commission, and I'm happy to answer any questions. Thank you.

MICHAEL NAFT

Thank you. This is a public hearing on Items 34 through 37, anyone wishing to speak and come forward at this time. Good morning. If you could just state your name for the record.

JOHN GOSS

My name is John Goss, I live at 2435 Joylin Street. I own the property across the street from where this project is going in, and I'm not opposed to the project. I actually sold the railroad. I developed a letter originally; I sold the railroad their property. I'm happy with the no-parking signs, but I want that all the way around to Oleta Street, not just on the south side. I want all through there because right now we currently have a lot of vehicles that are parking there. So, it's just going to get worse with staging with these trucks, so I'm happy with everything else. We spoke with Commissioner Jones office; he was very nice. Mr. Papazian in Public Works, or Antonio, I'll just say that, and he was great and explained everything to me. As long as we can do the no-parking signs, I would be happy. Thank you.

MICHAEL NAFT

Thank you very much. Seeing no one else, I'll turn it over to Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. And I just want to say thank you to Antonio and crew for meeting with the Gosses and really trying to understand their concerns. My only question is we're going to condition this on no-parking signs. In terms of the parcels that are not included in this application, so across the street, the Union Pacific site, is there something that we can do in order to ensure that no-parking signs go on that other side, even if it's not part of the condition?

ANTONIO PAPAIZIAN

Thank you, Commissioner. I was looking to see if we had easements.

JUSTIN JONES

Yeah, I pulled it up and it was a little unclear.

ANTONIO PAPAIZIAN

We could look at it. Typically, our right-of-way goes to the back of sidewalk and we could probably push those signs as far back on the sidewalk as possible, but we could work with them to get it not only around the hammerhead, but on the north and south side as well.

JUSTIN JONES

Okay. My commitment is that Union Pacific owns their portion on that other site, so we will try to work with— Union Pacific is very difficult to work with, just FYI. We'll work with them to try and get no-parking signs on the other parcels there. Do you have no-parking signs on your parcel?

JOHN GOSS

Currently, no, sir.

JUSTIN JONES

Okay. Well, we'll work with you to get them up on Oleta over there too.

JOHN GOSS

Whatever we have to do.

MOTION

JUSTIN JONES

Sure. Okay. With that, I'll go ahead and move for approval of agenda Item 35 with the additional condition that applicant is to post no-parking signs along Oleta, and we will coordinate for posting on parcels that are not within this application.

MICHAEL NAFT

And that motions for Items 34 through 37.

JUSTIN JONES

What was that? Sorry, [Items] 35 through 37.

MICHAEL NAFT

[Items] 34 through 37.

JUSTIN JONES

[Items] 34 through 37, thank you.

MICHAEL NAFT

There's a motion for approval. Cast your vote.

VOTE

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

MICHAEL NAFT

That motion carries.

LIZ OLSON

Thank you.

35. ZC-25-0726-LAS VEGAS PAVING CORP:

ZONE CHANGE to reclassify a 6.33 acre portion of a 7.50 acre site from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise (description on file). JJ/gc (For possible action)

ACTION: APPROVED (COMPANION ITEMS 34, 36, AND 37).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0217-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

36. VS-25-0728-H D OLETA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Jones Boulevard, and Oleta Avenue and Serene Avenue; and a portion of a right-of-way being Oleta Avenue located between El Camino Road and Jones Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 34, 35, AND 37).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 40 feet for Serene Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

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

37. WS-25-0727-HD OLETA, LLC:

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

DESIGN REVIEW for a proposed office/warehouse complex on 7.40 acres in an IL (Industrial Light) Zone. Generally located south of Oleta Avenue and west of Jones Boulevard within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 34, 35, AND 36).

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

Public Works - Development Review

- Coordinate with Public Works - Development Review on the installation of "No Parking" signs on Oleta Avenue;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements for Oleta Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Serene Avenue;
- Right-of-way dedication to include 40 feet for Serene Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0217-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

38. ZC-25-0786-STUDIO B DANCE ACADEMY, LLC:

ZONE CHANGE to reclassify 0.5 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located west of Jones Street and north of Perkins Avenue within Moapa Valley (description on file). MK/rk (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

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.

SAMI REAL

Thank you. Next is Item 38.

- Item 38, ZC-25-0786. Zone change to reclassify 0.5 acres from a CP (Commercial Professional) Zone, to a CG (Commercial General) Zone. Generally located west of Jones Street and North of Perkins Avenue within Moapa Valley.

MELISSA SKINNER

Hi, my name is Melissa Skinner, 8672 Cactus Creek Drive. I'm the applicant here requesting for the conforming zone change. I did want to put on record that ownership has changed from the Dance Studio B to MK3. I did provide that ownership documentation to the planners earlier this week. And with that, are there any questions?

MICHAEL NAFT

Okay. This is a public hearing on Item 38. Anyone wishing to speak can come forward at this time. Seeing none, Commissioner Kirkpatrick?

MOTION

MARILYN K. KIRKPATRICK

Thank you, Mr. Chairman. Just to be clear for you and I, said I would clarify it, if the zone change does happen, it stays with the property regardless of who put in the application, so you're good to go. So, I would make a motion for approval on Item 38. I do want to just reiterate what I said in my office. There may be some additional hoops, because we didn't review all of the information, so just work with us and we'll keep you moving, okay?

MELISSA SKINNER

Thank you.

MICHAEL NAFT

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion carries. Thank you.

(Companion Items 39, 40, and 41)

39. ZC-25-0802-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:

ZONE CHANGE to reclassify 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RM50 (Residential Multi-Family 50) Zone. Generally located west of Parvin Street (alignment) and south of Loretta Lane within Enterprise (description on file). MN/al (For possible action)

ACTION: APPROVED (COMPANION ITEMS 40 AND 41).

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 #0274- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Commissioners, if we can take some of the items out of order. I'd like to jump to Items 39 through 41 and then go back to the beginning of the non-routine action portion of the agenda.

MICHAEL NAFT

Thank you.

SAMI REAL

So, Item 39.

- Item 39, ZC-25-0802. Zone change to reclassify 5 acres from an RS20 (Residential Single-Family 20) Zone to an RM50 (Residential Multi-Family 50) Zone. Generally located west of Parvin Street (alignment) and south of Loretta Lane within Enterprise.
- Item 40, VS-25-0803. Vacate and abandon easements of interest to Clark County located between Loretta Lane and Barbara Lane (alignment), and Rivero Street (alignment) and Parvin Street (alignment) within Enterprise.
- Item 41, WS-25-0804. Waivers of development standards for the following: reduce side street setback; reduce street landscaping; reduce parking area landscaping; and reduce throat depth. Design review for a proposed multi-family residential development on 5 acres in an RM50 (Residential Multi-Family 50) Zone. Generally located north of Barbara Lane (alignment) and west of Parvin Street (alignment) within Enterprise.

MICHAEL NAFT

Thank you. Good morning.

NANCY AMUNDSEN

Good morning. My name is Nancy Amundsen, 520 South 4th Street. I am representing the applicant on this project. Commissioners, for your information, this project came before you on a Tuesday business agenda for affordable housing funds. In August of this year, they received money from the Clark County Community Housing Fund (CHF), it was the additional awards. It was Item 41 on that agenda. We've been working with staff on this project and we are very pleased to bring this forward to you. I do apologize for some things going on. I don't have the full display, I'll give you everything I can, but I don't have some of the aerials. This area is south of Star. It's actually south of Neil. It's an area off of Parvin. We have a multi-

family development to the northeast, and we have approved multi-family developments on Barbara, which is one of the corners of the site.

We've worked with staff to make sure that we try to meet all of their requirements. Of note, they had requested that we— Item waiver number 2, they had requested that we add trees in between the sidewalk to make sure that we had the appropriate landscaping. We're withdrawing waiver number 2 without prejudice, and we have a landscape plan that we've submitted to staff a couple of weeks ago showing that we will put all the required landscaping. The initial concern was that the landscaping— They wanted more landscaping on the project. This is affordable senior housing, but we do understand that as the properties to the east are developed, we're going to have more people walking. Walking to Las Vegas Boulevard, walking in the area, and we do need landscaping between the sidewalk and the back of curb.

The other item that we have is we have a reduction in a— We have a reduction of 5 feet on this corner of the building. That was found after everything was accepted. Staff did a wonderful job of finding it, and it's just one corner, but at that point we had totally designed the project, so I would request that the 5 foot at this corner be allowed to encroach. The reason for the 5 feet is the engineer was measuring between the corner and back of curb, but the way the code reads you have to go in 5 feet, so that's the issue here. The other two concerns, or the other three concerns, one was the fact that there's only one landscape island here. There's eight and eight with one landscape island. We had to request a waiver because they need to be six parking spaces on either side.

If you look at the landscape plan, you'll note that there's landscaping everywhere on this site, so we feel there's sufficient shade. Also, they are proposing a lot of parking spots with— All of the Xs are going to be parking lot covers with solar on it. They're also going to put solar on the roof. So, this project not only is affordable housing and it's 100% affordable senior housing. It also is sustainable because of all of the parking lot landscaping and because of the covering. The other two items are Public Works items, and we'd like to be able to work with Public Works to make sure that the entrances are— They work for Public Works. We feel that the main entrance eventually. Right now, the way to get to the site is Neil to Parvin to Barbara, and the main entrance will be Barbara. But eventually, there will be multi-family on either side of Barbara, so when that's built through, Barbara will be the main entrance.

Public Works told us they had concerns. One is this little area here. They're afraid someone's going to park there, and I'm not going to argue at that point, but we'd like to be able to work with Public Works to make sure that the entranceway meets their standards. They had said, if approved conditions would be to work with Public Works, and we absolutely would. The other is Public Works requested off of Parvin, that we remove seven parking spaces here. We really don't want to reduce the parking that much, although parking is reduced because of its affordable housing, and because it's senior housing. We still don't want to continue reducing it, but we will work with Public Works to meet whatever needs they have. And with that, I'm trying to be short. I'll open it up for questions.

MICHAEL NAFT

This is a public hearing. Anyone wishing to speak can come forward at this time on Items 39 through 41. Seeing none, I guess just to highlight what you said, this is an item that we have funded through CHF funds in part. So, we have all conceptually at least seen this design before. You have withdrawn waiver of development standards number 2 for the record, and then there's two conditions that I would like to highlight from Public Works. You mentioned the seven spots on the Parvin entrance.

NANCY AMUNDSEN

Yes.

MICHAEL NAFT

I don't want to dictate that you remove seven spots, because if you can find them somewhere, that's fine, but I do want to condition that there be a minimum of 75-foot throat depth on that entrance. And then the second condition related to Public Works, which you also already mentioned and agreed to, would be the Barbara entrance. That there be a redesign in working with Public Works to make sure you're accommodating what they need.

NANCY AMUNDSEN

Absolutely.

MICHAEL NAFT

Okay. Mr. Papazian, does that capture your perspective?

ANTONIO PAPAIZIAN

Thank you, Commissioner. It does, I appreciate it.

MOTION

MICHAEL NAFT

Okay. I'll turn it over to Commissioner Kirkpatrick. Did you have a question? No. Okay. In that case, I will move for approval of Items 39, 40, and 41. Thank you.

NANCY AMUNDSEN

Thank you.

VOTE

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

NANCY AMUNDSEN

Thank you and happy new year. Thank you for moving me up.

40. VS-25-0803-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:

VACATE AND ABANDON easements of interest to Clark County located between Loretta Lane and Barbara Lane (alignment), and Rivero Street (alignment) and Parvin Street (alignment) within Enterprise (description on file). MN/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 39 AND 41).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied

if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Parvin Street, 25 feet to the back of curb for Barbara Lane and associated spandrel;
- The installation of detached sidewalks will require 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 is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet.

41. WS-25-0804-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side street setback; 2) reduce street landscaping; 3) reduce parking area landscaping; and 4) reduce throat depth.

DESIGN REVIEW for a proposed multi-family residential development on 5.00 acres in an RM50 (Residential Multi-Family 50) Zone. Generally located north of Barbara Lane (alignment) and west of Parvin Street (alignment) within Enterprise. MN/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 39 AND 40).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 25 feet to the back of curb for Parvin Street, 25 feet to the back of curb for Barbara Lane and associated spandrel;
- Minimum 75 foot throat depth for the driveway along Parvin Street;
- Applicant to redesign the Barbara Lane commercial driveway as determined by Public Works - Development Review;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0274- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

SEC. 6. AGENDA ITEM

42. AG-25-901075: Consider a request for reconsideration of UC-25-0762, and direct staff accordingly. TS/sr (For possible action)

ACTION: REQUEST FOR RECONSIDERATION APPROVED (PUBLIC HEARING SCHEDULED FOR 02/04/2026).

SAMI REAL

Next is Item 42.

- Item 42, AG-25-901075. Is a request to consider an application for reconsideration UC-25-0762, and direct staff accordingly.

Commissioners, this application was for a medical dispensary on the last agenda. The applicant had requested a cannabis dispensary for a lounge that they're currently working on on the subject site. However, the state does not issue medical dispensaries anymore. They should have requested a retail store. So, we're asking for reconsideration so we can re-notice this application as a cannabis retail store and bring it back for consideration.

MICHAEL NAFT

Thank you. Commissioner Segerblom, anything to add?

MOTION

TICK SEGERBLOM

Yes. Just turns out there's confusion about under our ordinance we have a different category for a medical dispensary as opposed to a regular dispensary. And so, they applied for the— I'm not sure which one they applied for, anyway they applied for the wrong one, but if we can reconsider this, we can fix that. And also, I've talked to Sami about bringing back an ordinance at some point to just combine the two because the truth is the state doesn't issue medical marijuana licenses anymore.

SAMI REAL

So, I would clarify what Commissioner Segerblom said on the record. We have historically had two different types of cannabis sales establishments. One has been a medical use and one used to be recreational, now it's adult use. We still have those categories. The state and the legislative session I think one or two sessions ago had changed. Even though they still regulate medical cannabis and they still regulate adult-use cannabis separately, they are no longer issuing medical dispensary licenses anymore. They're just issuing adult licenses and then anybody who has an adult sales license can also sell medical. So, what I'll do is I'll bring a discussion item back to see if the Board wants us to—direct us to merge those two uses together. So, we're just dealing with cannabis sales versus distinguishing between medical and adult use. Similar to what we did for production, testing, and cultivation facilities, so I'll do that in the future.

MICHAEL NAFT

Thank you. If there's nothing else, there's a motion for approval of the reconsideration. Please cast your vote.

VOTE

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

MICHAEL NAFT

That motion carries.

SEC. 6. INTRODUCTION OF ORDINANCES

- 43. ORD-25-900516: Introduce an ordinance to consider adoption of a Development Agreement with LV ERIE LLC for a commercial development on 3.53 acres, generally located east of Las Vegas Boulevard and south of Erie Avenue within Enterprise. MN/dd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JANUARY 21, 2026, AT 9 A.M. (BILL 1-7-26-1).

SAMI REAL

Next are ordinances for introduction. Quite a number of them.

- Item 43, ORD-25-900516. Is to introduce an ordinance for the adoption of a Development Agreement with LV ERIE LLC for commercial development on 3.53 acres.
- Item 44, ORD-25-900867. Is to introduce an ordinance for adoption of a Development Agreement with TFC Mountains Edge LLC for a commercial development on 3.88 acres.
- Item 45, ORD-25-900930. Is ordinance to consider the adoption of a Development Agreement with Tripp Family Investments LLC for a restaurant with outdoor dining.
- Item 46, ORD-25-900950. Is to consider an adoption of a Development Agreement with Chetak Development for an expansion of an existing shopping center on 4.17 acres.
- Item 47, ORD-25-900961. Is to consider adoption of a Development Agreement with Cool Storage of Las Vegas LLC for a warehouse and distribution center on 2.12 acres.

- Item 48, ORD-25-900977. Is to consider adoption of a Development Agreement with Picerne Bermuda LLC for a multi-family residential development on 12.2 acres.
- Item 49, ORD-25-900990. Is to consider adoption of a Development Agreement with Toll South LV LLC for a single-family residential development on 15 acres.
- Item 50, ORD-25-901051. Is to introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on April 20, 2022, and October 22, 2025.

Commissioners, we ask that you set the public hearing for January 21, 2026.

MICHAEL NAFT

We'll set the public hearing for January 21, 2026.

44. ORD-25-900867: Introduce an ordinance to consider adoption of a Development Agreement with TFC Mountains Edge LLC for a commercial development on 3.88 acres, generally located south of Mountains Edge Parkway and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JANUARY 21, 2026, AT 9 A.M. (BILL 1-7-26-2).

45. ORD-25-900930: Introduce an ordinance to consider adoption of a Development Agreement with Tripp Family Investments LLC for a restaurant with outdoor dining in conjunction with an existing shopping center on a portion of 4.37 acres, generally located west of Durango Drive and north of Post Road within Spring Valley. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JANUARY 21, 2026, AT 9 A.M. (BILL 1-7-26-3).

46. ORD-25-900950: Introduce an ordinance to consider adoption of a Development Agreement with Chetak Development for an expansion of an existing shopping center on 4.17 acres, generally located north of Cactus Avenue and east of Valley View Boulevard within Enterprise. JJ/ji (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JANUARY 21, 2026, AT 9 A.M. (BILL 1-7-26-4).

47. ORD-25-900961: Introduce an ordinance to consider adoption of a Development Agreement with Cool Storage of Las Vegas LLC for a warehouse and distribution center on 2.12 acres, generally located east of Jones Boulevard and north of Cougar Avenue within Enterprise. JJ/ji (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JANUARY 21, 2026, AT 9 A.M. (BILL 1-7-26-5).

48. ORD-25-900977: Introduce an ordinance to consider adoption of a Development Agreement with Picerne Bermuda LLC for a multi-family residential development on 12.2 acres, generally located south of Neal Avenue and west of Bermuda Road within Enterprise. MN/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JANUARY 21, 2026, AT 9 A.M. (BILL 1-7-26-6).

49. ORD-25-900990: Introduce an ordinance to consider adoption of a Development Agreement with Toll South LV LLC for a single-family residential development on 15.0 acres, generally located south of Pebble Road and west of Grand Canyon Drive within Enterprise. JJ/ji (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JANUARY 21, 2026, AT 9 A.M. (BILL 1-7-26-7).

50. ORD-25-901051: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on April 20, 2022 and October 22, 2025. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JANUARY 21, 2026, AT 9 A.M. (BILL 1-7-26-8).

PUBLIC COMMENTS

SAMI REAL

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

MICHAEL NAFT

Anyone wishing to speak on anything that's on your mind can come forward at this time. Preferably related to the work of Clark County. Good morning.

CONITA JONES

Good morning. Conita Jones, 5645 O'Bannon Drive. I want to go back to agenda [Item] 8 that was skipped over. [Item] 8. Everybody should have been aware, because I did send out an email, that we had issues with this. We don't care that the business is there, we don't want them to have access to our neighborhood. We've been out, getting a petition. I have 37 names here against it. Half of them houses anymore are Airbnbs. We have an issue with people driving in our neighborhood. We have semis, we have cars test-driving constantly. We need help. And if y'all like to have another copy of the email I sent everybody, you can sure make a copy. Agenda [Item] 8, we do have an issue with it. You shouldn't have flew on past us all. We're sitting here waiting. There's four of us at least here. People are working, they can't get here. We do the best we can, but we have an issue. We don't want them driving in our neighborhood. We've got enough.

MICHAEL NAFT

Thank you for your comment.

APRIL BECKER

I have time after this meeting, if you guys would like to meet with me.

MICHAEL NAFT

If you'll just stick around, ma'am, we're almost done, and Commissioner Becker's offered to meet with you when we adjourn in a few moments. Good morning.

PAUL O'BANNON

Good morning. Yes. Paul O'Bannon, 5710 O'Bannon Drive, Las Vegas, 89146. We've been going through a lot of changes in our area. We're an old community, you know the area. Jones, Decatur, Sahara, Oakey. They call it "The Island," it's in the county. We're surrounded and we're engulfed by city.

Now, most of the things that happened in the last 20 years there, 10 years, they didn't have the ordinances and the good folks, like yourself, to protect the citizens in the community. Now, if you try to put in certain, like this type of facility, you're not going to let them drive on O'Bannon. You're not going to give them access and make the actual entrance that's in the waiver to put the in and out on a residential street. I've been coming to these meetings for 25 to 30 years, and you just don't do that.

You won't do it, and I know you won't, and I know there's no one here that can say you would. We are a residential community. This complex backs the wall has residential houses behind it. They want to put the driveway on O'Bannon, the residential house is 30 feet from what they want to do. Now, the city has a professional complex across the street. We came down with that and they wouldn't let them put. They wanted the street too to come on and off O'Bannon, and they wouldn't let them do it. And then to come here, we've always had the opportunity to listen to the person that's trying to get the waivers or wants these things done. We've never just been, I don't know what word to say, ignored by you fine ladies and gentlemen. Being approved or whatever has been done to it, I object, and I want it stated on the record, that we object to this procedure being conducted this way.

You have a sign here with "integrity" and "professionalism," and all these things. These haven't been addressed to our concerns and issues. How did this get passed and approved without making the applicant come up and express his wants and to give the citizens of the community when they're building it on a residential— I object to all this right now, and I think that this hearing should be re-conducted and reevaluated and reassessed. And I want it on record that we say this. We have 37-some people that objected. We've spent hours walking the neighborhood. It isn't right, folks. It's not right. We've been fighting this for so long, car lots. You could take an aerial map, I didn't think we needed one, but O'Bannon is just engulfed with the Sahara, car lots, traffic. Anyway, I think I said enough.

MICHAEL NAFT

Thank you.

PAUL O'BANNON

Again, I'd like to have a new hearing and the citizen—

MICHAEL NAFT

Thank you very much. Mr. Warhola, I think Commissioner Becker has already offered to meet with the individuals, but there might be some action that she might be willing to take now.

APRIL BECKER

I would like to move for a motion for reconsideration for this item, so that we could hear more about the issue and hold it.

MICHAEL NAFT

Could she do a reconsideration then a hold?

ROBERT WARHOLA

What we'll do is Commissioner Segerblom's item, we'll bring it back for reconsideration. We'll vote on that and then bring it back after that. It'd probably be at least, what? 30 days, I think. Yeah.

SAMI REAL

It'll be 30 days after the agenda item for reconsideration.

MARILYN K. KIRKPATRICK

May I ask a legal question then? So, typically, it's 10 days after we pulled it to make sure it goes through the no-fund, all that. So, we're making the statements now, so that the applicant will know that it's not approved and that the opportunity for it to be reheard. I'm wondering why we just couldn't reopen the hearing and do it today, or if that's just messier.

ROBERT WARHOLA

It's public comment, we can't take action during the public comment section. And the item's already passed and, in theory, perhaps some— I guess the applicant was probably here and left, and so they're not here if we took action right now. The process is that we have to put it on for reconsideration. You vote on the reconsideration, like we did with Commissioner Segerblom's item, and then we put it on an agenda at that point. We can let the applicant know that we're going to have an item to reconsider it on the next agenda.

MARILYN K. KIRKPATRICK

Well, I just think it's important for the residents to understand our process, so that they might get a second chance at it.

MICHAEL NAFT

Thank you. So, Commissioner Becker's expressed an interest after your public comment of on the next agenda, in two weeks' time. There will be an item on our agenda that we'll vote on to reconsider what was Item 8 on today's agenda, and then it'll be heard the following two weeks. Everybody understand?

SAMI REAL

Sorry, the following month.

MICHAEL NAFT

The following month.

SAMI REAL

Yes. And new meeting notices will also be sent out.

MICHAEL NAFT

Okay. Thank you very much. If this concludes the public comment—

TICK SEGERBLOM

Can I make a comment, Mr. Chair?

MICHAEL NAFT

Please.

TICK SEGERBLOM

I apologize, but having been spoiled for two years about having two screens, I now realize what a pain in the whatever it is to have to flip back and forth to see things. So, I know I'd asked to have our electronics evaluated. I would ask Ms. Kremer if you could find out what's going on with that request, because honestly, it's embarrassing to have to flip back and forth with your finger.

MICHAEL NAFT

Deputy County Manager Kremer is nodding in agreement. If there is nothing further, we will adjourn this meeting of the Clark County Commission. Thank you.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 9:52 a.m., the meeting was adjourned.

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

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[ONLINE MEETING LINK](#)

APPROVED: /s/ Michael Naft
MICHAEL NAFT, CHAIR

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