



togetherforbetter

Board of County Commissioners

Clark County, Nevada

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

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, February 5, 2025:

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

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

The meeting was called to order at 9:03 a.m. by Chair Segerblom with the following members present:

Commissioners Present:

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

Absent:

None

*Present via telephone.

Also Present:

Robert Warhola, Deputy District Attorney
Sami Real, Director, Comprehensive Planning
Antonio Papazian, Manager, Development Review
Lynn Marie Goya, County Clerk
Nancy Maldonado, Deputy Clerk
Jewel Gooden, Deputy Clerk

SEC. 2. PUBLIC FORUM

1. Public Comment

TICK SEGERBLOM

Jim, can you hear me?

JIM GIBSON

Yes, yes, I can.

TICK SEGERBLOM

Okay, great. We hear you too. All right. Welcome to the County Commission Zoning meeting on Wednesday, February 5. So, call the meeting to order.

SAMI REAL

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

TICK SEGERBLOM

This is the first period for public comment. Anyone wishing to speak on an item, come forward now. Also, is anyone here on Item 27? It's a car wash on Desert Inn? No. That's going to be held but just want to make sure if you wanted to speak if you were here. All right.

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-

TICK SEGERBLOM

I'm sorry.

SPEAKER 2

I wanted to speak on an item here and I'm not sure if I should come up now. Is this the time now? I'm sorry, it's late.

TICK SEGERBLOM

Okay, that's fine. No, it is better to speak when the item comes up, if you can stick around?

MARILYN K. KIRKPATRICK

So, you might want to tell them consent agenda, so if there's any consent agenda items.

TICK SEGERBLOM

Yeah, which item is it?

SPEAKER 2

It's actually 42, 43, 44.

SPEAKER 1

Yes, will be heard.

TICK SEGERBLOM

Yeah, that will be heard.

SPEAKER 2

Now?

TICK SEGERBLOM

That'll be heard. So, you'll have a chance to give your three minutes and- thank you. Thank you. All right, now Ms. Real.

SAMI REAL

The second item on the agenda is the approval of the agenda. After considering any additions or deletions of items, staff has the following requests, which may require re-notification fees in accordance with Title 30; hold to the March 19, 2025, Zoning meeting:

- Item 29, UC 24-0716

Hold to the April 2, 2025, Zoning meeting:

- Item, 27 UC 24-0436

And hold to the May 7, 2025, Zoning meeting:

- Item 31, BS 23-0860
- Item 32, UC 23-0859
- and Item 33, TM 23-500-181

And then hold no date:

- Item 39 WC 24-400-06 for NZC 22-0028.

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates is previously stated. With these deletions, which are Items 27, 29, 31, 32, 33, and 39, the agenda stands ready for your approval.

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move for approval of the agenda with the recommended changes read into the record.

TICK SEGERBLOM

This is motion by Commissioner McCurdy. Cast your vote.

JIM GIBSON

Gibson, aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

You sound like you're speaking from up high, Jim. Thank you so much. That motion passes.

3. Approval of minutes. (For possible action)

ACTION: APPROVED.

SAMI REAL

The third item on the agenda is the approval of the minutes. The minutes of the January 8, 2025, Zoning meeting are ready for approval.

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move for approval. The minutes from the January 8, 2025, meeting. There's a motion. Cast your vote.

JIM GIBSON

Gibson, aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 26

ACTION: APPROVED.

SAMI REAL

Next are the routine action items which consist of Items 4 through 26 except items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, staff has the following requests:

- Item 4, ET 24-400-140 for WS 21-0544, change Comprehensive Planning condition 1, commence date to May 17, 2026; and
- Item 18, UC 24-0726, add a Comprehensive Planning condition to read, "Guard house to be provided for the commercial vehicle parking lot to house security personnel."

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

Mr. Chair, I move approval of the routine action items, and the amendments read into the record.

MARILYN K. KIRKPATRICK

I just want Sami to clarify, they can either have a body there on Number 18 or they can have a system to where we have some security and include the cameras.

SAMI REAL

So maybe what I could add to that last condition is, "security personnel and/or equipment."?

MARILYN K. KIRKPATRICK

Mm-hmm.

SAMI REAL

Okay, perfect.

TICK SEGERBLOM

All right. There's a motion for routine action items. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

JIM GIBSON

Gibson, aye.

TICK SEGERBLOM

That motion passes.

4. ET-24-400140 (WS-21-0544)-JAMD, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) office building; and 2) finished grade on a 3.8 acre portion of 13.6 acres in a CP (Commercial Professional) Zone. Generally located on the south side of Arby Avenue and the east side of Cimarron Road within Spring Valley. MN/my/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until May 17, 2026 to commence or the application will expire unless extended with approval of an extension of time;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of a lack of necessary public services in the area.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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.

5. ET-24-400141 (ZC-22-0298)-PACK, TRAVIS & EMILY:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to waive off-site improvements (curbs, gutters, streetlights, and paving).

DESIGN REVIEW for a single-family residential development on 4.9 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Wittwer Avenue, 640 feet east of Rice Street within Moapa Valley. MK/my/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until August 3, 2026 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.

6. TM-24-500150-NELSON, ROY C:

TENTATIVE MAP consisting of 4 single-family residential lots and common lots on 2.07 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the southwest corner of Red Coach Avenue and Buffalo Drive within Lone Mountain. AB/mh/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works – Development Review

- Drainage study and compliance;
- Full off-site improvements on Buffalo Drive;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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.

Building Department - Addressing

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

Clark County Water Reclamation District (CCWRD)

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

7. VS-24-0713-PSI OQUENDO, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Grand Canyon Drive and Fort Apache Road, and a portion of right-of-way being Fort Apache Road located between Russell Road and Oquendo Road within Spring Valley (description on file). JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Oquendo Road;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

8. UC-24-0714-PSI OQUENDO, LLC:

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) waive residential adjacency standards; and 3) alternative driveway geometrics.

DESIGN REVIEW for a mini-warehouse facility on 4.47 acres in a CG (Commercial General) Zone. Generally located on the west side of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Oquendo Road;
- Coordinate with Public Works - Development Review Division for utility point of connections;
- 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0412- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

9. TM-24-500154-PSI OQUENDO, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 4.47 acres in a CG (Commercial General) Zone. Generally located on the west side of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Oquendo Road;

- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0412- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

10. PA-24-700030-RED ROCK RV PARK, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) on 2.94 acres of a 16.27 acre site. Generally located on the northwest corner of State Route 160 and State Route 159 within Red Rock. JJ/gc (For possible action)

ACTION: ADOPTED (RESOLUTION NO. 2-5-25-1).

11. ZC-24-0593-RED ROCK RV PARK, LLC:

ZONE CHANGES for the following: 1) reclassify 20.59 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone; and 2) reclassify 2.94 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Red Rock Overlay. Generally located on the north side corner of State Route 160 and south of State Route 159 within Red Rock (description on file). JJ/jud (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Southern Nevada Health District (SNHD) – Engineering

- Applicant is advised that there is an active septic permit on APN 175-16-601-016; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0002- 2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

12. UC-24-0594-RED ROCK RV PARK, LLC:

USE PERMITS for the following: 1) recreational vehicle park; and 2) recreational facility.

WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.

DESIGN REVIEW for a proposed recreational vehicle park, gas station, and tavern on 23.53 acres in an RS80 (Residential Single-Family 80) Zone and a CG (Commercial General) Zone within the Red Rock Overlay. Generally located on the north side corner of State Route 160 and south of State Route 159 within Red Rock. JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge NZC-21-0747;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 175-16-601-016; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0002- 2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

13. ZC-24-0705-MATHIS LIVING TRUST & MATHIS, SAMUEL ANDREW & NATALIE M. TRS:

ZONE CHANGE to reclassify 1.76 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone for a future light industrial development within the Airport Environs (APZ-2 & AE-65) Overlay. Generally located on the south side of Judson Avenue, 640 feet west of Nellis Boulevard within Sunrise Manor (description on file). TS/rk (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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 may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

14. ZC-24-0723-CFT NV DEVELOPMENTS, LLC:

ZONE CHANGE to reclassify 1.24 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Warm Springs Road and Gagnier Boulevard within Spring Valley (description on file). MN/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0541- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

15. VS-24-0724-GARMIC PROPERTIES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Gagnier Boulevard and Cimarron Road, and between Warm Springs Road and Capovilla Avenue within Spring Valley (description on file). MN/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard, 45 feet to the back of curb for Warm Springs Road and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

16. WS-24-0725-GARMIC PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEW for a proposed restaurant with drive-thru on 1.24 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Gagnier Boulevard and Warm Springs Road within Spring Valley. MN/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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 Gagnier Boulevard, 45 feet to the back of curb for Warm Springs Road and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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 #0541- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. ZC-24-0727-S Z INCOME TRUST & BOHN, MICHAEL F. TRS:

ZONE CHANGE to reclassify a portion of 9.87 acres from an IP (Industrial Park) Zone and an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Nellis Boulevard, 270 feet north of Gowan Road within Sunrise Manor (description on file). MK/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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.

18. UC-24-0726-SZ INCOME TRUST & BOHN, MICHAEL F. TRS:

USE PERMITS for the following: 1) a vehicle paint/body shop; and 2) outdoor storage and display.

WAIVER OF DEVELOPMENT STANDARDS to increase parking.

DESIGN REVIEWS for the following: 1) a parking lot (commercial vehicles); and 2) outdoor storage and display in conjunction with an existing office/warehouse and vehicle maintenance/repair facility on 9.87 acres site in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Nellis Boulevard, 270 feet north of Gowan Road within Sunrise Manor.

MK/dd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Guardhouse to be provided for the commercial vehicle parking lot to house security personnel and/or equipment;
- 6 foot high existing fence along the southern property line of 140-08-601-016 to be equipped with mesh screening;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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; approval of this application does not constitute or imply approval of other agency regulations, including Department of Environment and Sustainability; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

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

19. ZC-24-0733-SLOAN VENTURES 90, LLC:

ZONE CHANGE to reclassify 89.61 acres from an H-2 (General Highway Frontage) Zone, an RS80 (Residential Single-Family 80) Zone, and an IL (Industrial Light) Zone to a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Sloan Road (alignment) within Sloan (description on file). JJ/gc (For possible action)

ACTION: APPROVED.

20. ORD-24-900642: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family residential development on 6.5 acres, generally located on the north and south sides of Pyle Avenue and east of Giles Street within Enterprise. JJ/dd (For possible action)

ACTION: ADOPTED (ORDINANCE NO. 5218).

21. ORD-24-900659: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with DR Horton, Inc. for a single-family residential development on 22.5 acres, generally located west of Dean Martin Drive and south of Frias Avenue within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE NO. 5219).

22. ORD-24-900842: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Costco Wholesale Corporation for a retail building with a gasoline station on 23.0 acres, generally located east of Buffalo Drive and north of Badura Avenue within Spring Valley. MN/dw (For possible action)

ACTION: ADOPTED (ORDINANCE NO. 5220).

23. ORD-24-900848: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family residential development on 11.21 acres, generally located west of Durango Drive and north of Shelbourne Avenue within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE NO. 5221).

24. ORD-24-900871: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with B-R Ovation Limited Partnership for a multi-family residential development on 12.2 acres, generally located west of Parvin Street and north of Bruner Avenue within Enterprise. MN/dw (For possible action)

ACTION: ADOPTED (ORDINANCE NO. 5222).

25. ORD-24-900879: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family residential subdivision on 1.89 acres, generally located south of Torino Avenue and west of Belcastro Street within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE NO. 5223).

26. ORD-24-900846: 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 16, 2024. (For possible action)

ACTION: ADOPTED (ORDINANCE NO. 5224).

SEC. 5. NON-ROUTINE ACTION ITEMS 27 THROUGH 66

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

HOLDOVER USE PERMIT for a vehicle wash.

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 2, 2025, PER THE APPLICANT).

28. UC-24-0642-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

HOLDOVER USE PERMITS for the following: 1) vocational training facility; and 2) outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate landscaping; 3) allow non-decorative fences; 4) increase fence height; 5) eliminate required parking spaces; 6) waive full off-site improvements; 7) eliminate throat depth; 8) reduce departure distance; 9) eliminate the drainage study; and 10) eliminate dedication of public right-of-way.

DESIGN REVIEW for a driving school with outdoor storage on 2.5 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner Serene Avenue and Redwood Street within Enterprise. JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 18 months to review or the application will expire;
- 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 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

- 18 months to review off-sites and dedication;
- Coordinate with Public Works for truck routes.

SAMI REAL

Next on the agenda is Item 28, UC 24-0642. Holdover use permits for the following: vocational training facility and outdoor storage, waivers of development standards for the following: reduce setback, eliminate landscaping, allow non-decorative fences, increase fence height, eliminate required parking spaces, waive full off-site improvements, eliminate throat depth, reduce departure distance, eliminate the drainage study, and eliminate dedication of the public right-of-way. Design review for a driving school with outdoor storage on 2.5 acres in an IL (industrial light) zone. Generally located on the southwest corner of Serene Avenue, Redwood Street within Enterprise.

TICK SEGERBLOM

Good morning.

DAVE TURNER

Good morning, Chairman, Commissioners. Dave Turner, 1210 Henson Street, representing the applicant. I have with me Christina Lim, she's the applicant. I'll make this brief. What we're asking for here is a use permit for a commercial driving school on 2.5 acres at the corner of Serene and Redwood. In conjunction with this application, we're basically asking for a waiver of all development standards, including dedications. My client currently doesn't own this property, she's got a five-year lease, she's two years into that lease. The current owner will not sign any applications for any of the improvements associated with this development. At the end of that five-year lease, my client will purchase the property. She will come back in and put all these improvements in. We were asking for three years. Commissioner Jones, thank you for taking the time to meet with us. It's our understanding that you're okay with 18 months. And with that, we'd also ask that because this is a temporary waiver, that we can waive the tree fund and the pavement restoration if approved conditions.

TICK SEGERBLOM

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

MOTION

JUSTIN JONES

Thank you, Mr. Turner. Antonio, I want to chime in on kind of where we are. It is my inclination based on our discussion to allow for 18 months. However, while I appreciate the representations that have been made with regards to future purchase of the property and future improvements, I can't really just take your word for it. And so, that's why we're going to ask for an 18-month review. There are other owners in that same corridor that are similarly under reviews that are coming up soon, so improvements will have to be made along those roadways. And if you want to coordinate with those other landowners, you're

welcome to. I know Mr. Gronauer represents at least one of the other landowners in that area. But in 18 months, there better be either improvements that have been made or that there is an immediate opportunity to proceed with those improvements. So, Antonio, if you want to chime in?

ANTONIO PAPAIZIAN

Thank you, Commissioner. I think you nailed it. I will remove my condition that says off-site improvements to include pavement restoration, and we'll do an 18-month review on all off-sites.

JUSTIN JONES

Very good. That's my motion.

TICK SEGERBLOM

I think we already did the public hearing.

JUSTIN JONES

(inaudible).

TICK SEGERBLOM

Oh, I'm sorry. There it is. There's a motion. Cast your vote.

JIM GIBSON

Gibson, aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

DAVE TURNER

Thank you very much. Good morning.

29. UC-24-0716-REV RENEWABLES DEVELOPMENT HOLDINGS, LLC:

USE PERMIT for public utility structures (BESS facility, electric substation, and overhead transmission lines) and associated equipment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) reduce security fence height; 4) reduce gate setback; and 5) waive full off-site improvements.

DESIGN REVIEW for public utility structures and associated structures and equipment on 8.91 acres in an IP (Industrial Park) Zone. Generally located on the south side of Spring Canyon Road, 825 feet west of the US 95 right-of-way within the South County Planning Area. JG/hw/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MARCH 19, 2025, PER THE APPLICANT).

30. UC-24-0720-BELTWAY BUSINESS PARK RETAIL NO 1, LLC:

USE PERMIT for a gasoline station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an existing retaining wall where an 8 foot decorative screen wall is required; and 2) allow modified driveway design standards.

DESIGN REVIEW for a gasoline station and retail building (convenience store) on 1.78 acres in an IP (Industrial Park) Zone. Generally located on the east side of Jones Boulevard and the south side of Badura Avenue within Enterprise. MN/dd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Entire length of fuel pump canopy columns to be finished with masonry or other decorative material(s);
- 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.

Department of Aviation

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

determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0253- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next on the agenda is Item 30, UC 24-0720, use permit for a gasoline station. Waivers of development standards for the following: allow an existing retaining wall where an eight decorative screen wall is required and allow modified driveway design standards. Design review for a gasoline station and retail building being a convenience store on 1.78 acres in an IP (industrial park) zone. Generally located on the east side of Jones Boulevard in the south side of Badura Avenue within Enterprise.

RICHARD PIGGOTT

Good morning, Commissioners. This thing working? All right, hope it is. So, my name's Richard Pigott with Maverick Incorporated. We're at 185 South State Street.

MICHAEL NAFT

Could you try one of the other ones? The volumes a little low. Yep.

RICHARD PIGGOTT

We'll move this over. Is that better, Commissioners?

MICHAEL NAFT

Yes. Thank you.

RICHARD PIGGOTT

Again, my name is Richard Piggott with-

TICK SEGERBLOM

Can you spell your last name?

RICHARD PIGGOTT

It's P as in Paul, I-G-G-O-T-T. Yes, I got made fun of when I was in school. So, I'm with Maverick Incorporated. We're at 185 South State Street in Salt Lake City, Utah. I'm here to represent our company for this potential convenience store we're putting on Jones and Badura in Las Vegas. It's our typical 40 series building. As you well know, Maverick, we're under one ownership, and so we have a typical proto that we bring through the market. And this will be similar to the stores that we have in this area. We are coming with a use permit for a gasoline station and asking for waivers of standards for a decorative the screen wall in addition to some throat depths. We've worked with Commissioner Naft as well as the town board and also your planning staff. We feel this is a great project for the area.

As you can see, this is an undeveloped piece of land on the corner of Jones and Badura. This particular site has a forecourt that's facing the street, and in addition to two accesses. This one on Jones is a right-in

right-out, similar to similar uses up the street. Some of the concerns that were from the staff report. One was being shorter than the 200-foot distance from a residential area. As you can see across the street from Jones, there is a residence that our canopy spacing from there is underneath the 200-foot recommendation. Our position and it something that the Town Board agreed to as well as the staff is that we feel that the presence of Jones Street mitigates those concerns as far as light spillage that would come from our site. It's kind of mitigated by the lighting that is on Jones itself.

In addition to environmental concerns of aromas or things from the store, Jones creates a nice wind corridor or a buffer between us and those residences and of course noise issues that would be associated with our facility, and those are also mitigated by the presence of Jones Street. So, we don't feel it's a necessary or a concern for the residences. And also similarly, there's three competing uses up the street, both all bordering the same residential area with the same sort of spacing between the canopy and the residences.

Other items we are looking for on a waiver of design standards is of course the location of our access. This access is as far south as we can place it on the property, and so through the report, you can see the staff had no issues with that item. Also, a waiver that we did receive was for the six-foot retaining wall act as a separation fence, and we feel that that will be more visually appealing because you wouldn't have a fence on top of a retaining wall that would make it look enormous on that side of the property.

The main concerns with staff and also with the Town Board was the throat depth. We're asking a waiver of design standards. At the first Town Board, we only had a five-foot throat depth. We have added that little bump out right here in this little corner to help extend that 5 feet to 10 feet to help it increase that throat depth. The concern from staff is if our fueling truck is coming from north on Jones as it turns into and comes into our fueling tank locations. If we have a stack of cars here, it would block the ability for that truck and may have our fueling trucker sitting in the right-of-way. To kind of alleviate those concerns, Maverick not only owns all our gas stations, we also own our own fueling company, and so we have control of when and where our trucks visit our site.

In addition, we have the ability to have that truck to turn up and through our site, and then wrap around the tanks. One thing that's as you can kind of see what an actual car looks like on our facility, you can see that there is a lot of room to maneuver in a convenience store. We tend to do that so that our customers can have the ability to get through the site easy and reduce our conflicts, because we also want to make sure our customers are safe, including our employees with the traffic circulation through the site.

Other than that, we've met with Commissioner Naft, and appreciate the time that he spent with us, and have no other concerns with this project, and just want to turn it over to the public and to you good people.

TICK SEGERBLOM

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

MICHAEL NAFT

Thank you, Mr. Chairman. A couple items, I know this is the standard design that you normally do, and I have three just like it on the same street. Next time Maverick comes, we're going to look for a little bit more creativity to try and address some of the concerns from Public Works. So, I just want to kind of put that notice out there that next time you come in the district, I am going to be looking for circulation on-site that is a little bit improved from this. That being said, I am comfortable with it. I do have a standard

condition that I place on all gas stations, that the stone cladding go all the way up to the roof line. Sami, do you want to read the technical conditions?

SAMI REAL

Correct. So, conditions that have been added on other gas stations are entire length of fuel pump canopy columns to be finished with masonry or other decorative materials.

MICHAEL NAFT

You're comfortable with that condition?

RICHARD PIGGOTT

Yes, we are. We just do the same cladding that we have on our store, which would be that cultured stone descended up the full length of the column.

MOTION

MICHAEL NAFT

Excellent. And if there's nothing further, I'll move for approval of Item 30.

JUSTIN JONES

Mr. Chair, can I just ask a question from planning? The 200 feet distance separation, is there something magical about that number? I mean, it's the same distance separation for RNPs and for gas pumps and the like, which seem very different in characters. Where does the 200 come from?

SAMI REAL

200 I think historically has been what has been in Title 30 since years, and so that's what has been carried forward when we did the rewrite, is we just took that standard 200 feet, and applied it to other situations.

JUSTIN JONES

Okay, maybe we should, since it's impeding temporary events and other things, so maybe we should look broadly as to where we came up with 200, and whether it's really appropriate or not?

SAMI REAL

Okay.

TICK SEGERBLOM

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

JIM GIBSON

Gibson, aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passed.

RICHARD PIGGOTT

All right. Thanks, Commissioners.

31. VS-23-0860-DIAMOND STARR HILLS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Starr Hills Avenue and Chartan Avenue (alignment), and between Dahlia Grove Street and Frejus Drive within Enterprise (description on file). JJ/lm/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 7, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

32. UC-23-0859-DIAMOND STARR HILLS, LLC:

AMENDED HOLDOVER USE PERMIT for a temporary gravel pit.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) hillside design standards; 2) increase wall height and allow alternative hillside wall standards; 3) allow attached sidewalk and alternative street landscaping; and 4) landscaping adjacent to a less intensive use.

DESIGN REVIEWS for the following: 1) temporary gravel pit on a 6.0 acre portion of 25.0 acres in an R-E (Rural Estates Residential) Zone; 2) allow modified driveway standards (no longer needed); 3) reduce street dedication width; 4) preliminary grading plan in conjunction with a hillside development (slopes greater than 12%); 5) finished grade; and 6) a single-family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue, 110 feet west of Dahlia Grove Street within Enterprise. JJ/lm/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 7, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

33. TM-23-500181-DIAMOND STARR HILLS, LLC:

HOLDOVER AMENDED TENTATIVE MAP consisting of 30 single family residential lots (previously 40 single-family residential lots) and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue, 110 feet west of Dahlia Grove Street within Enterprise. JJ/lm/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 7, 2025, PER THE APPLICANT).

34. VS-24-0730-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue, and between Monte Cristo Way and Tenaya Way within Enterprise (description on file). JJ/rr/kh (For possible action)

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Monte Cristo Way, 30 feet for Ford Avenue and associated spandrels;
- 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.

SAMI REAL

Next are companion Items 34 through 36. Item 34, VS 24-0730 vacate and abandon-

BOB GRONAUER

Excuse me, Chairman, can we trail 34, 35, 36? The applicant will be coming in after my next two items. Sorry about that, if we can?

TICK SEGERBLOM

It fine with me. Is that okay? I don't know who they are. Are they yours? Is that okay?

JUSTIN JONES

Yeah, that's fine.

TICK SEGERBLOM

Oh, yes.

BOB GRONAUER

Yes. Thank you.

(Trailed and heard after Item 41).

(Companion Items 34, 35, and 36)

SAMI REAL

All right, so we'll go back to Items 34 through 36.

- Item 34, VS 24-0730, vacate and abandon easements of interest to Clark County, located between Court Avenue and Torino Avenue, in between Monte Cristo Way and Tenaya way within Enterprise.

- Item 35, WS 24-0731, amended waivers of development standards for the following: reduce gross lot area, waive full off-site improvements, alternative driveway geometrics, and reduce rear setbacks not previously notified. Design review for a single-family residential development on 5.05 acres in an RS20 (residential single-family 20) zone within the neighborhood protection RNP overlay. Generally located on the north side of Torino Avenue in the east side of Monte Cristo Way within Enterprise.
- And then, Item 36, TM 24-500158, tentative map consisting of nine single-family residential lots on 5.05 acres in an RS20 (residential single-family 20) zone within the neighborhood protection RNP overlay. Generally located on the north side of Torino Avenue and the east side of Monte Cristo Way within Enterprise.

TICK SEGERBLOM

Good morning.

STEPHANIE GRONAUER

Good morning, Mr. Chairman, Commissioners. Stephanie Gronauer, 1980 Festival Plaza Drive here on behalf of the applicant, Richmond American Homes. If I could direct your attention to the overhead? This property is located at the northwest corner of Monte Cristo and Torino. We are proposing an extension of what is already existing out there, called Galloway Grove. It's a half-acre lot community that Richmond American Homes has built and has been wildly popular in the area, in this RNP area. We're proposing nine half acre lots on this property. You can see two of them have flag lots that are located right here. Those have necessitated some of the waivers with respect to the driveway geometrics and the orientation for the rear yard setbacks, so that's the reason for those waivers, which staff supports because of that orientation on those flag lots.

The only other waiver that we are requesting is the off-site waiver, and the reason is nothing else in this area has the off-sites. Normally, Richmond American is the first to put in full off-sites in this instance. Just to be consistent with the rest of the RMP in this area, we have asked to waive off-sites for this property. They're planning their one-story homes, their big R series, which are very popular and consistent again with that development that they've already developed out here. And we would very much appreciate your approval.

TICK SEGERBLOM

All right. This is a public hearing, anyone here wishing to speak on the item? Seeing no one, will close the public hearing and turn it over to-

MICHAEL NAFT

Justin.

TICK SEGERBLOM

Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. The Enterprise Town Board had requested a five-foot wide asphalt pathway. Is there any other asphalt pathway in that immediately adjacent area?

STEPHANIE GRONAUER

There's not. I think Richmond's willing to do it if you want, but it really won't connect to anything in that area.

MOTION

JUSTIN JONES

Okay. Given that there is no real connectivity over there and it would be somewhat inconsistent with also horse trails over there, then I'm not going to impose that condition, but understand where the Enterprise Town Board was going. With that, I'll go ahead and move for approval, agenda Items 34, 35, and 36.

TICK SEGERBLOM

There's a motion, cast your vote.

STEPHANIE GRONAUER

Sorry, Commissioner, can I ask for clarification, 35 and 36? Public Works had previously provided possible some revised conditions, and so I just wanted to make sure they either did or did not need those anymore.

ANTONIO PAPAIZIAN

About the cost participation?

SAMI REAL

That is correct.

ANTONIO PAPAIZIAN

I believe it made it on. Did it make it on?

STEPHANIE GRONAUER

It is on. It's on my version.

ANTONIO PAPAIZIAN

It sounds like it made it on.

SAMI REAL

Sorry. The revision that I have is to delete "Applicant shall enter into a cost participation agreement for future off-site improvements for Ford Avenue, Monte Cristo and Torino," and instead have condition to read "Applicant pay a cost contribution for a local roadway drainage and trail, related improvements in District F in lieu of constructing full off-site improvements as determined by Public Works".

ANTONIO PAPAIZIAN

You're 100% correct. Sorry.

JUSTIN JONES

Ms. Allen- or, Ms. Gronauer, is that your understanding? I'm sorry, I didn't understand that, so I don't know if you-

STEPHANIE GRONAUER

If you could read it one more time, that'd be great. I was not familiar with that either.

SAMI REAL

I will have Antonio read it, and that applies to Items 35 and 36.

ANTONIO PAPAIZIAN

Thank you, Sami. We had an old condition we don't use anymore, so we'd like to delete the old condition and instead add "Applicant to pay a cost contribution for local roadway drainage or trail related improvements in District F in lieu of constructing full off-site improvements as determined by Public Works".

JUSTIN JONES

Okay, so it's just a different way of phrasing it than we previously did.

ANTONIO PAPAZIAN

Yes, sir.

JUSTIN JONES

Okay. Does that sound good, Ms. Allen?

STEPHANIE GRONAUER

Yes, I know- I believe property owners in the area have not contributed cost participation. Antonio and I were just discussing this, if that's the pleasure of the Commission.

JUSTIN JONES

Mr. Papazian.

ANTONIO PAPAZIAN

Thank you, Commissioner. Ms.- I almost said Allen. Ms. Gronauer is correct. Richmond American has built everything around in this area, and this is a continuation, and this condition is new and we have not imposed it on any of the adjacent properties. So, up to you Commissioner, if you'd like to remove that condition since we have not imposed it on the other Richmond properties in this area, or to leave it on.

JUSTIN JONES

We're going to have to build roads out there sometime, so I'm going to say that we probably need to leave it on there, because this is the new standard. If that's okay with your client?

STEPHANIE GRONAUER

Yes.

JUSTIN JONES

Okay. All right. Given that clarification, thank you Ms. Real, I'll go ahead and move for approval agenda Items 34, 35, and 36.

TICK SEGERBLOM

There's a motion. Cast your vote.

JIM GIBSON

Gibson. Aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

STEPHANIE GRONAUER

Thank you very much.

35. WS-24-0731-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) waive full off-site improvements; 3) alternative driveway geometrics; and 4) reduce rear setbacks (previously not notified).

DESIGN REVIEW for a single-family residential development on 5.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Torino Avenue and the east side of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 34 AND 36).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Monte Cristo Way, 30 feet for Ford Avenue and associated spandrels;
- No block walls or landscaping within sight visibility zones;
- Applicant to pay a cost contribution for local roadway, drainage, or trail related improvements in District F in lieu of constructing full off-site improvements, as determined by Public Works.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0341- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

36. TM-24-500158-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:

TENTATIVE MAP consisting of 9 single-family residential lots on 5.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Torino Avenue and the east side of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 34 AND 35).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Monte Cristo Way, 30 feet for Ford Avenue and associated spandrels;
- No block walls or landscaping within sight visibility zones;
- Applicant to pay a cost contribution for local roadway, drainage, or trail related improvements in District F in lieu of constructing full off-site improvements, as determined by Public Works.

Building Department – Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided for any new street names.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0341- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 37 and 38)

37. VS-24-0737-3400 WESTERN AVENUE, LLC:

VACATE AND ABANDON a portion of right-of-way being Western Avenue located between Desert Inn Road and Highland Drive within Paradise (description on file). TS/lm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 38).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

SAMI REAL

Then next on the agenda are Items 37 and 38.

- Item 37, VS 24-0737, vacate and abandon a portion of right of way, being Western Avenue. Located between Desert Inn Road and Highland Drive within Paradise.
- Item 38, WS 24-0736, waivers of development standards for the following: reduce street landscaping, allow attached sidewalks, and allow modified driveway design standards. Design review for site modification in conjunction with an existing cannabis establishment consisting of a retail store dispensary, cultivation facility, and production facility on 6.06 acres in IL (Industrial Light) Zone. Generally located on the south side of Desert Inn Road and the east side of Western Avenue within Paradise.

TICK SEGERBLOM

Good morning.

BOB GRONAUER

Good morning, Mr. Chairman, Commissioners. My name's Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing Cure Leaf in these matters. What's before you is a vacation in waiver development standards with respect to a remodel of what we're doing with an existing cannabis facility. This is existing building on Western. What we are looking to do, we currently have retail dispensaries located on this side of the building. What we'd like to do, because this has limited circulation in this area, is in this remodel is we're going to be adding a parking lot up in this area here in the northern part of our property. We're going to be improving the parking lot that's already located here down to the south. And by doing so, by relocating the dispensary in this area, we'll have a better circulation on the property and off the property. Because of that, because of the improvements that we're doing interior and exterior to the building, we have some waiver of development standards. We have some existing sidewalk that's already attached in this area. However, where there is sidewalk not existing on the property, we will have detached sidewalk in those areas and providing alternative landscaping in the area here along Western. To give you a better idea here, this is on the site plan. This will show you the new parking lot that we'll have located here with the new entry, which is using the name Reef Dispensary today. And then, some other improvements in the area here as you will see. As I said, we're cleaning up the circulation in the area.

Also, on the exterior of the building, we'll be having some additional improvements on the exterior of the building, as you see here. So, if anything is, this is just a cleanup of an existing business. Moving around the grow house, the dispensary and everything else that's already under one roof, we'd ask you to approve the application that's before you, for the waiver development standards, and also the vacation and the vacations needed for the detached sidewalks and for the private driveways to be relocated. So that being said, I'm here to answer any questions on these two matters.

TICK SEGERBLOM

This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, we'll close the public hearing. And this is my item, so Antonio, you and I have talked about this. Can you explain?

ANTONIO PAPAIZIAN

Explain all of it?

TICK SEGERBLOM

Well, why his waivers are legitimate.

ANTONIO PAPAIZIAN

Oh, so thank you Commissioner. The buildings already-

TICK SEGERBLOM

I don't need know how to build a clock; I just know what time it is.

ANTONIO PAPAIZIAN

The building is already existing, so the site is thin, it's long, rectangular, so what they're doing is actually pretty good for what they have to work with. They're doing a detached sidewalk, where they can do a detached sidewalk because, again, the building is already existing. You would have to remove some of the building, and I don't think we want to do that, to have the detached sidewalk all the way around. On the north, where they're putting in the parking, we know this area is very busy. The parking is a great addition to this building. A lot of foot traffic, and by putting this parking, it's going to alleviate I think a lot of the conflicts with vehicular. They're removing the perpendicular parking to the building to accommodate the detached sidewalk, and they've done the best they can with that northerly parking lot to give us as much throat depth, so there's not any conflicts as you come out of that driveway. So, we appreciate them working with us on coming up with that design.

TICK SEGERBLOM

And also, they've been using the right-of-way rights to park, so that's just going to get rid of that.

ANTONIO PAPAIZIAN

Correct, by vacating some of that right-of-way- they're using some of the right-of-way today, so by vacating to do to the detached sidewalks, it'll be outside of their- the right-of way won't be on property anymore.

MOTION

TICK SEGERBLOM

All right. All right, so having heard that I would make a motion. Cast your vote.

JIM GIBSON

Gibson, aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

Thank you.

BOB GRONAUER

Thank you very much and have a good day.

38. WS-24-0736-3400 WESTERN AVENUE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) allow attached sidewalks; and 3) allow modified driveway design standards.

DESIGN REVIEW for site modification in conjunction with an existing cannabis establishment (retail store, dispensary, cultivation facility, and production facility) on 6.06 acres in an IL (Industrial Light) Zone. Generally located on the south side of Desert Inn Road and the east side of Western Avenue within Paradise. TS/lm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 37).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

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.

39. WC-24-400060 (NZC-22-0028)-AMH NV10 DEVELOPMENT, LLC:

HOLDOVER WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single-family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/rg/ng (For possible action)

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

40. WS-24-0640-HUMMEL LIVING TRUST & HUMMEL, RANDALL J. & STACIE L. TRS:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce building separations; and 3) allow 2 driveways in conjunction with an existing single-family residence on 0.57 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Sisk Road and the south side of Whispering Sands Drive within Lone Mountain. MK/dd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Front setback for detached garage reduced to 21 feet 6 inches;
- Detached garage to be finished with stucco and painted to match the residence;
- 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.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

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

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

SAMI REAL

Next is Item 40 WS 24-0640, hold over waivers of development standards for the following: Reduced setbacks, reduce building separations, and allow two driveways in conjunction with an existing single-

family residence on 0.57 acres and an RS20 (residential single-family 20) zone within the neighborhood protection RNP overlay. Generally located on the east side of Sisk Road and the south side of Whispering Sands Drive within Lone Mountain.

TICK SEGERBLOM

Good morning.

CHAD WALKER

Good morning, Chair and Commissioners. My name is Chad Walker. I'm here representing the applicant, the homeowner, Randy Hummel. The project was to do an addition to a detached garage, addition to the property. It was in the front of the property. In going to the town board meeting, a number of issues came up from setback issues that were existing on the property. We worked with Commissioner Kirkpatrick. We appreciate the guidance there. We've removed all of those issues in the backyard. We've also pushed the garage in the front yard all the way back as far as we can, which was the other concern. I believe everything else has been answered concern-wise there. We do have letters of support from neighbors. And if there's any questions, happy to answer them.

TICK SEGERBLOM

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

MARILYN K. KIRKPATRICK

Thank you, and thanks for working with the neighbors, and it's really not a garage in the front as much in the front yard as it's on the side yard. It's just the way that the property was set up years ago. So, my motion would be for approval. And let me address the waiver so it's clear for staff. Do you have that picture of all the different numbers with you, Chad, of the buildings?

SAMI REAL

Commissioner, I was looking at it this morning so I could help with it.

MOTION

MARILYN K. KIRKPATRICK

You got it? Okay, so let me read them, then I would make a motion for approval with Waiver 1 to read, "The applicant has agreed to relocate the detached garage to 21.6 feet back, will stucco and match the paint of the home." Waiver number 1-B, "This existing cloth will be removed," so we really don't need that waiver. Number two, Number A is, "The storage shed will be moved to meet the setback requirements from the side of the house." Number B will be eliminated. Structures 5 and 8 will be removed so there's no need for a waiver. Number C, structure 6 will remain and not require a waiver because structure number seven is going to be removed within the year. Did you get approval of your wife with that?

CHAD WALKER

Yes.

MARILYN K. KIRKPATRICK

Okay, good. Okay. Number 2-D, it will read, "Structure 8 will be removed, eliminating the need for the waiver, leaving structure 9 in compliance." So, D goes away as well. So, I think we got rid of most of the waivers with the exception, and I can give this hard copy to you, Sami so you have it for the NOFA, with the exception of the setback. And everything else, they've agreed to move to meet our requirements.

And then, the issue with the driveway, the driveway is existing today, so I'm not going to make them tear out a circular driveway, so I'm okay with accepting that waiver.

SAMI REAL

And we do have revised plans on file with the updates on what structures are being removed, and then what structures are being relocated. So, with your motion, it would be to, for the detached garage to be pushed back to 21.6 feet, and then as you said, to stucco and paint to match the residence. And then, it would be withdrawal of Waivers 1-B, 2-A, 2-B, 2-C, and 2-D.

MARILYN K. KIRKPATRICK

Correct.

SAMI REAL

Okay.

MARILYN K. KIRKPATRICK

Okay. That's my motion.

TICK SEGERBLOM

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

JIM GIBSON

Gibson, aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

CHAD WALKER

Thank you. Thank you.

41. **WS-24-0706-SILVER CREEK II, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) allow higher activity areas (parking) of development adjacent to a residential district; and 3) allow modified driveway design standards.

DESIGN REVIEW for a proposed retail building on 1.12 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Warm Springs Road and Tenaya Way within Enterprise. MN/mh/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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 maybe required;
- Relocate the trash enclosure away from the Tenaya Way driveway.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0331- 2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

SAMI REAL

Next is Item 41, WS 24-0706, waivers of development standards for the following: Reduce buffering and screening; allow higher activity areas, being parking of development adjacent to a residential district; and allow modified driveway design standards. Design review for a proposed retail building on 1.12 acres in a CG (commercial general) zone. Generally located on the southwest corner of Warm Springs Road and Tenaya Way within Enterprise.

TICK SEGERBLOM

Good morning.

JENNIFER LAZOVICH

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive, here this morning on behalf of the applicant. If you can look at the overhead, project is located on Warm Springs and Tenaya. Just to the south of the project is a mini storage building. And the layout for the retail center looks like this. The retail center would sit on the south side of the site. Right in the gray is where the mini storage building is.

We do have a couple of waivers in order to make this layout work. The reason why I've highlighted these two pink areas is that's where a drainage easement is going through the site. So, even though the site meets all of the requirements for trees, there will just be some areas right in here that won't have trees because of that easement, but the site itself will still have all the trees it needs. In addition, after the town

board hearing, we did get with fire to make sure we could meet and satisfy what their condition was, and we got word yesterday that we've turned in revised plans that addresses what their comment is, so I'd be happy to answer any other questions.

TICK SEGERBLOM

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

MICHAEL NAFT

Thank you, Mr. Chairman. Mr. Papazian, you wanted to weigh in?

ANTONIO PAPAZIAN

Thank you, Commissioner. I just wanted to make sure that what Jennifer was showing is different than the revised plans we received. We asked them to remove the two parking spaces adjacent to the driveway, and there were-

MICHAEL NAFT

And so those have been submitted, you've seen that version.

ANTONIO PAPAZIAN

Yes. I'm looking at it right now. I just want to make sure that the plan that she is showing and the plan that I have are-

MICHAEL NAFT

Ms. Lazovich, can you just point to the two parking stalls?

JENNIFER LAZOVICH

Yes, I think they're-

ANTONIO PAPAZIAN

No to the south and south- to the west. No, where your fingers were. Yep, those two right there. Yes.

JENNIFER LAZOVICH

Yes. I saw the correspondence. This was just a plan that was created before about the drainage easement. But yes, Antonio's right, there's a revised plan that's been turned in that removes those spaces.

MICHAEL NAFT

Okay. So, just so we're all clear, it's going to be the approvals per revised plans that have been submitted to Public Works and Planning.

SAMI REAL

Correct. We don't need to specify it in the conditions of approval since those are the most recent plans.

MOTION

MICHAEL NAFT

Excellent. Then my motion is simply for approval.

TICK SEGERBLOM

There's a motion. Cast your vote.

JIM GIBSON

Gibson, aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

JENNIFER LAZOVICH

Thank you.

SAMI REAL

May I ask if it's okay to go back to Items 34 through 36 before we get into the next bunch of items that are companions?

TICK SEGERBLOM

If they're ready. Yes.

42. PA-24-700032-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS:

PLAN AMENDMENT to redesignate the land use category from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) on 0.91 acres. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rk (For possible action)

ACTION: ADOPTED (RESOLUTION NO. 2-5-25-2; COMPANION ITEMS 43 AND 44).

(Companion Items 42, 43, and 44)

SAMI REAL

Next are companion Items 42 through 44.

- Item 42, PA-24700032. Plan amendment to redesignate the land use category from low intensity suburban neighborhood to neighborhood commercial on 0.91 acres. Generally located on the east side of Tenaya Way in the north side of Tropical Parkway within Lone Mountain.
- Item 43, ZC-240615. Zone change to reclassify 0.91 acres from an RS-20 residential single family 20 zone to a CG commercial general zone. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain.
- And Item 44, UC-240616. Use permit for outdoor dining and drinking, waivers of development standards for the following: reduce street landscaping, reduce buffering and screening, modify loading spaces, modify residential adjacency, allow attached sidewalks, and reduce driveway geometrics. Design review for a craft brewery with outdoor dining and drinking on 0.91 acres in a CG commercial general zone, generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain.

TICK SEGERBLOM

Good morning.

ROB GURDISON

Good morning. Rob Gurdison, 920 South Commerce Street, Las Vegas, Nevada. Here representing Atomic Beer Lab and it's-

TICK SEGERBLOM

Could you spell your last name, please?

ROB GURDISON

Yep. Gurdison, it's G-U-R, D as in David, I-S-O-N.

TICK SEGERBLOM

Thank you.

ROB GURDISON

Yep. Concur with the staff's recommendations for approval. And also, just wanted to bring up some items that we did improve since our last planning meeting, one of which is the location of the trash dumpsters. What we've done is- Go to the camera here. This is the current design where we have handicap over here, we have the loading zone over here. There were some comments about possible cross interaction between the loading zone and handicap access. We're currently working with staff to find the best solution for that.

One possible concept is we've met with Commissioner Kirkpatrick on, I think is a really good solution, is if we were to actually put the loading zone towards the back and just flip this whole thing where we have the handicap up towards the front, loading zone towards the back, and we'll relocate the access door onto the north side.

The other item, and also just want to show you what the image looks like from an aerial to get a better perspective of it. This is the neighboring site, this is the east side. Here's our trash enclosure. And so, what we are looking at doing is bringing some of the architectural elements and wrapping it over so that we have a protected covered area in addition to the lids that are going to be on the trash receptacles. Also, it's going to be washed daily, and also trash will be removed just about a daily basis. Other than that, I'm open for questions.

MARILYN K. KIRKPATRICK

We have people here, do the public hearing first.

TICK SEGERBLOM

That concludes your presentation. Anyone wishing to speak on this item please come forward. What's an Atomic Beer Lab?

DEBBIE ROBINSON

Hi, Deborah Robinson. I live at 7280 West Tropical Parkway, which is directly to the west. If you look at the map- can you bring up the map? Just a moment. Thank you. Tenaya is-

MARILYN K. KIRKPATRICK

Okay, you might need the original map. Do you have the original map with the streets on it so she can- because that map's not going to show anybody.

DEBBIE ROBINSON

You did. I saw it just a moment ago.

ROB GURDISON

I'm sorry. This is the only site plan that I have here with me.

MARILYN K. KIRKPATRICK

Let me have the window pull up the original map.

DEBBIE ROBINSON

Thank you. Thank you very much. This is their location that they're looking at.

MARILYN K. KIRKPATRICK

Ma'am, Ms. Robinson, the center, if you could put your finger on it, that would be perfect.

DEBBIE ROBINSON

Oh, right in here. Thank you.

MARILYN K. KIRKPATRICK

Nope, nope. On the center of the- oh, it's not there. Okay.

DEBBIE ROBINSON

No, it's not.

MARILYN K. KIRKPATRICK

We won't be able to see.

DEBBIE ROBINSON

Notice the red that's right there is where their location is that they're interested in putting the brewery. We are directly across the street past the large parcel of property right there. I think it's approximately one and a half acres on the other side of that, and there's others in that community also. We've been there 25 years. I had the opportunity actually when they were interested in putting this in initially two years ago, discussing it with him and everything. And it's not my favorite thing to happen, but it is the lesser of two evils. After 25 years, I guess I got to figure something's going to come in out there.

That was my understanding, and I was okay with that possibility, especially when he talked about some of the things that they would do to buffer the property and to ensure that it was community-oriented, so to speak. Looking at it, I am concerned now too, so I would really like to get some things clarified before they continue with that process. The first Item was 42, and you were looking at it going from low-intensity suburban into neighborhood commercial. That neighborhood commercial, would it still be designated as County out there, or is that going to be then transferred over into Las Vegas property or City type of property?

MARILYN K. KIRKPATRICK

If you want to go ahead and put all your concerns, and then- we can't go back and forth in public comment and then I can address.

DEBBIE ROBINSON

So, there's that one. Then the second Item, Number 43, he was looking initially at neighborhood commercial and then we look at Item 43 and it says commercial general. Does that now change it even to something larger? I would like that clarification too. And then Item 44, I'm concerned because he wants

to waiver the buffers and everything. That is a school zone area, for one. And so, there are children that go back and forth across there. And, yes, I see the sidewalks and stuff, but I think they need some trees to buffer that also. My concern is that how much more does he want to limit it? Does he not want to put anything out there? That's a concern.

The other was the fact that there is no stoplight there, and that was something I did discuss with him in-depth. And I said there are multiple accidents on that corner. And as it continues to get busy, and with bringing this in, it will continue to get even more busy. So needless to say, we do need to have a study done. They did come out, they did do somewhat of a study but I haven't seen results on it and I am concerned, especially since it is a school crossing area, there is no stoplight there at that point. Those were my three main questions. I'm going to give you my husband then because I heard my beep. There you go.

ROBIN ROBINSON

Hi, I'm Robin Robinson, of course her lesser half. And I want to say that I love home craft beer. I am a beer drinker, I have been for a long time. As much as I look forward to something like that in the neighborhood, if it's kept neighborly and clean, I have no problem with it. I'm concerned with the after effects of the expansion of the area and the changing of zones and things. Again, getting to the point where it's no longer a neighborhood for children to grow up in, it becomes a neighborhood for adults to essentially party in and have their own set of problems. If we can have assurances that they're going to work with the neighborhood, if you will, and keep things on a clean and orderly way, I'm all for this. But I don't want to see this start to dwindle down into a higher and higher density issue.

We're already fighting some of that with another issue that we're trying to keep some high density homes out of that neighborhood. And again, my biggest concern, much like my wife, is the amount of accidents they have exactly at that corner because of the zero lot line and the fences that block the stuff. If that can be opened up, a four-way stop would help that tremendously. There wouldn't have to be a light, just a four-way stop. It's already two ways. If we can keep the traffic down and keep the hour- hopefully, we aren't going to be 24/7 partying there. Have some reasonable hours, then we're all in.

TICK SEGERBLOM

All right. Does anyone else here wish to speak to this item? See no one will close the public hearing to Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK

Okay. And so, because the public hearing's closed, I'm going to address some of your issues. And here's what I would tell you, it pains me to not have the rule component whatsoever, but the City annexed everything around it years ago and that's created a problem for all of us. As I was telling the architect, is there amazing history out there and they should really put that history within the brewery so that it reflects. The old ranch house, whether it be the Dodds family park. I lived out in the area myself forever, but when City put in Tenaya and it's a master street, no one goes 35 on it, they go 65. And I understand that, but I only have a small portion of that street, so we are trying to work with the City. We are opposing any future annexations and they're well aware of that, this is why it's part of the interlocal agreement.

DEBBIE ROBINSON

Yes.

MARILYN K. KIRKPATRICK

This is why we have tried to work with them, because not all the other folks-

DEBBIE ROBINSON

Are good.

MARILYN K. KIRKPATRICK

Well, you said it, not me. But at the end of the day, I feel your pain. In fact, we went and asked them to put in a hitching post so that the people can ride their horses closest by, because then it really does become a neighborhood something, right? We've tried to- we heard, we listened to the Town Board, we know the neighborhood very well. And we've done a pretty good job, in my opinion, trying to keep what the county had left. To preserve it. But we're here now, and you do have the assurances that in the fact that code violations, business licensing, we could shut them down all day long, but let's hope that we don't get there and they become more of the neighborhood partner. And we said Joseph Neal School is right there, you should get to know the principal, you should do all those things. We are pretty good. At least while I'm here, four more years of keeping people accountable. Right?

DEBBIE ROBINSON

Can you address those two zoning changes though from neighborhood-

MARILYN K. KIRKPATRICK

Yep, I'm going to get to that. Let's start though, we did make them, and we'll put in the conditions on the hours of operation.

DEBBIE ROBINSON

They told me, and I remember-

MARILYN K. KIRKPATRICK

I know, Ms. Robinson. Let me help you though, because I can't have a dialogue like this because the attorney's giving me the evil eye. We are going to put that in the condition so that we can keep it. It won't be a 24/7 operation, not today, not tomorrow, or anything else. We're going to put those times in there. I'm trying to address all your things.

The reason for the zone change is this, what they're trying to do they can't do in the current commercial zoning, but we're going to put enough restrictions on them so that any future stuff they would have to come back and work with us to get things done. Unfortunately, that's the only option that we have. But they wouldn't be able to have the brewery- I think it's the brewery component they wouldn't be able to have, right Sami? Any the other type. But here's what we don't want is the way it's done today and what was always planned there is a 7-Eleven, and we don't want that. We would much rather have an asset in the community, which is why we can do it. But Sami, you want to address the zoning piece?

SAMI REAL

Correct. The proposed zoning for commercial general is one category higher than our lowest category for commercial, which is commercial neighborhood. Commercial neighborhood does not allow for a brewery, even with a special use permit. In order to have the brewery, they needed to go to commercial general.

MARILYN K. KIRKPATRICK

Okay. I would much rather, no disrespect to convenience stores, they serve a purpose. But I would much rather have an asset in the community, and we think that we can hold their feet to the fire. And so far, they've been pretty good. The other thing is, I did not like how the handicaps were going to have to go across, fight the distance with the trucks. And I said to the person that it's great if you tell me, you will never have deliveries when the operation is open. That's not realistic. So, let's just try and change it if we can. But I don't know why our staff would've had you change it unless there's some building requirement

or something. We are going to make a condition that you continue to work with staff to address that, but our number one priority is to ensure that the handicapped folks do not have to cross access with a delivery truck.

Let me start with, did you want to address the landscaping reduction, sir?

ROB GURDISON

Yeah. The landscaping reduction is- do you mind if we switch cameras?

MARILYN K. KIRKPATRICK

Nope. Go ahead.

ROB GURDISON

Thank you very much. When we were siding the building, it made most sense to actually put the major massing of the building towards the east end, which would align with- Let's say one day commercial does get developed, it would be in the same massing. It also worked with the setbacks. But by doing so, to get the required parking distances, the edge right here where normally it's a much wider landscape zone, what we did was we intensified the buffer zone with trees along this edge, even though that we're going with a five-foot six or a smaller area. So, we're asking for a waiver of normal standards for that.

MOTION

MARILYN K. KIRKPATRICK

And the reason that we support that is because the property next door is City, and they've approved office, and so we don't want the buildings to have different setbacks so it's more keeps people in line. And we are going to- here's what I'm going to say. My motion's going to be for approval. We will support the waiver of the street landscaping to match what the City has at that piece. Two, we're asking that you work with staff to modify the loading docks so that handicap priority happens.

Number four was to allow you to modify the residential adjacency. We think that you've now met those setbacks with it, and you've moved the trash can to be a covered trash can with daily delivery pickup. Correct? I know my colleagues, and I told you my colleagues would probably beat me up where they attach sidewalks. But because of what's already going on around there, we don't think that it makes sense to put kids in even more harm's way to have something ripped up in between. And then, we're going to limit the hours. Did you want to read the hours into the record, sir?

ROB GURDISON

Yeah. Monday through Thursday, 11:00 to 10:00 p.m. And then on the weekends, let's say Friday, Saturday, looking later hours. Later to maybe midnight. And then on Sunday we want to open early for brunch, and then maybe close earlier.

MARILYN K. KIRKPATRICK

We're going to see no later than 10:00 p.m. on Sunday, just to keep it consistent, I got to put something on the record that I can hold you to.

SAMI REAL

And sorry, can I clarify?

ROB GURDISON

Sorry. 11 o'clock.

SAMI REAL

6:00.

MARILYN K. KIRKPATRICK

11:00 to 6:00?

ROB GURDISON

Oh, 6:00. Sorry.

MARILYN K. KIRKPATRICK

11:00 to 6:00. Even better for the neighbors, they'll love that. Okay. They can watch football at home, so perfect.

DEBBIE ROBINSON

(inaudible)

MARILYN K. KIRKPATRICK

And then the other thing is to require the hitching posts for the neighborhoods, and we'll continue to stay on top of them to be a good community partner. I think it's going to be a beautiful facility. The City agrees. There's a letter that the City submitted, because the interlocal agreement requires both of us to agree. And lastly, no annexation at any time. Just an FYI. Is that clear as mud for you Sami? Yes, you can tell them that they can't annex.

DEBBIE ROBINSON

The stoplight, can we address the stoplight?

MARILYN K. KIRKPATRICK

The stoplight, we'll have to work with the City to do a traffic study over there.

DEBBIE ROBINSON

It's been, they've had people out.

MARILYN K. KIRKPATRICK

I'll follow up with the City today to see. But here's what I will tell you, today it's already seen a lot of traffic, so we'll have to look at the City and see what their long-term plan is.

ROBIN ROBINSON

I'd like to publicly offer a warning to the new neighbor. I'm sure this is going to happen.

MARILYN K. KIRKPATRICK

I hope it's a nice warning, because we beat them up pretty good.

ROBIN ROBINSON

The fence there has been gone through many times. If you don't get a stop sign or something right there on Tenaya headed north.

MARILYN K. KIRKPATRICK

I have got a motion on the floor, so you guys can take that upstairs. They know the neighborhood pretty well, they've been there 25 years, long before any of it had an inch of pavement. We appreciate you coming out. Jesus. Sami, are you good with my motion? Did they clear it all up for you?

SAMI REAL

Yes. I have the hours of operation being Monday through Thursday from 11:00 a.m. to 10:00 p.m. Friday, Saturday being 11:00 a.m. to midnight, Sunday being 11:00 a.m. to 6:00 p.m. I have no annexation into the City. I have a condition saying continue to work with staff on location of loading space, and then hitching posts to be provided.

MARILYN K. KIRKPATRICK

Okay.

DEBBIE ROBINSON

Thank you. I think this was all very amicable.

MARILYN K. KIRKPATRICK

Yes, perfect. That's how we like it. All right.

TICK SEGERBLOM

All right. There's a motion, cast your vote. And I like beer. I've never had radioactive beer before, but I guess there's a first for everything.

JIM GIBSON

Gibson. Aye

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

43. ZC-24-0615-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS:

ZONE CHANGE to reclassify 0.91 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rk (For possible action)

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

CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

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

44. UC-24-0616-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS:

USE PERMIT for outdoor dining and drinking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce buffering and screening; 3) modify loading spaces; 4) modify residential adjacency; 5) allow attached sidewalks; and 6) reduce driveway geometrics.

DESIGN REVIEW for a craft brewery with outdoor dining and drinking on 0.91 acres in a CG (Commercial General) Zone. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rr/kh (For possible action)

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Hours of operation limited to Monday through Thursday from 11:00 a.m. to 10:00 p.m., Friday and Saturday from 11:00 a.m. to midnight, and Sunday from 11:00 a.m. to 6:00 p.m.;
- Continue to work with Comprehensive Planning staff on location of loading space;
- Hitching posts to be provided on-site;
- Property shall not be annexed into the City of Las Vegas jurisdictional boundaries;
- Relocate and cover trash enclosure with roof;
- 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds. The fire apparatus will not back out on to Tropical.

Clark County Water Reclamation District (CCWRD)

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

(Companion Items 45, 46, 47, 48, and 49)

45. PA-24-700034-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 5.13 acres. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/gc (For possible action)

ACTION: ADOPTED (RESOLUTION NO. 2-5-25-3; COMPANION ITEMS 46, 47, 48, AND 49).

SAMI REAL

Next are Items 45 through 49.

- Item 45, PA-24700034. Plan amendment to redesignate the existing land use category from ranch estate neighborhood to mid-intensity suburban neighborhood on 5.13 acres. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise.
- Item 46, ZC-240628, zone change request 5.13 acres from an RS-20 residential single family 20 zone to an RS-3.3 residential single-family 3.3 zone, and eliminate the neighborhood protection RNP overlay. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise.
- Item 47, VS-240630. Vacate and abandon easements of interest to Clark County located between Tiger Milkweed Street and Valley View Boulevard in between Pyle Avenue and Haleh Avenue and a portion of Ridaway being Haleh Avenue located between Tiger Milkweed Street and Valley View Boulevard within Enterprise.
- Item 48, WS-240629. Waivers of development standards for the following: increased retaining wall height, modify residential adjacency standards, curb type, and reduced right-of-way width. Design review for single family residential homes on 5.13 acres and an RS-3.3 residential single-family 3.3 zone. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise.
- And then Item 49, TM-24500141. Tentative map consisting of 41 single family residential lots on 5.13 acres in an RS-3.3 residential single-family 3.3 zone. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise.

TICK SEGERBLOM

Good morning.

ROBERT CUNNINGHAM

Good morning. Robert Cunningham, 6030 South Jones Boulevard with Taney Engineering, representing the property owner and applicant. First, I'd like to show on the zoning overlay map. What we're asking for is RS 3.3 zoning, which is all of this orange. This area has completely changed over the years. I want to show a side by side. Can you zoom out on the overhead just a little so I could show this?

A little bit more, I need to see both of these if possible. Keep going. Zoom out, please. More. There's two photos. I would like to see them both at the same time so I could show the change in this area in the last four years. It's explosive. I guess it's the best it's getting.

CAMERA BOOTH

That's it.

ROBERT CUNNINGHAM

I guess I'll just try to do it this way then. This is in April of 2020, and you can see our site here is five acres. Truly, this is an RNP area at this time. Today- well, not even today. This is October of last year. This is the same five acres. This area's completely transitioned from one that was a rural area four or five years ago, to today it is definitely not. The new DMV, for example, is being built just up the street from here. All of the subdivisions that have come in over the last few years in here.

What we're proposing is a subdivision that matches in with the neighborhood that's been developed for the last five years in the area. We're proposing 41 lots. We have a street access from Haleh. Initially, we did not have a through street to Pyle. Between the Planning Commission approvals and today we have revised the plan to show the street going through. As a result of that, it necessitated that we increase the retaining wall waiver just about six inches in a little area over here.

We would request that be added to the application, instead of four feet, that it be increased to four and a half feet if possible. We're asking to vacate Haleh. Haleh is currently 60-foot street here. Across the street it's been developed with homes fronting the street, so we're also going to front homes on the street. Reduce it to a 47-foot street, making it a residential street in nature. We are trying something a little bit different with the detached sidewalk in front of these four homes here, with the driveway and the setback starting behind the landscape buffer. So, there will be 15 feet of landscaping with a detached sidewalk on these homes, and then the homes here will be behind that.

Staff has recommended approval of the zone change the plan amendment, the vacations that we have, but not all of the waivers. I'd be happy to go in-depth on any of the waivers if there's any questions on them. But Planning Commission did approve entire project, and we would request that this Board also approve it. I'm going to conclude my presentation and answer any questions you may have. Thank you.

TICK SEGERBLOM

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

JUSTIN JONES

Thank you, Mr. Chair. And thank you, Mr. Cunningham, for making the modifications that were requested at the Planning Commission. Everything's been submitted. I think we're all good here, right? Ms. Real, Mr. Papazian?

SAMI REAL

Correct. Comprehensive Planning did receive the revised plans. And Mr. Cunningham is correct, if approved, we would recommend that a condition be added saying something to the effect of "waiver of development standards number 1 and 2A be limited to a maximum of four and a half feet," to address the change in grading that's a result of the street going through to Pyle.

MOTION**JUSTIN JONES**

Great. All right, with that understanding, go ahead and move for approval of agenda Items 45, 46, and 47. And 48 and 49.

TICK SEGERBLOM

Want to add 50 just for the hell of it? All right. There's a motion. Cast your vote.

JIM GIBSON

Gibson. Aye

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

ROBERT CUNNINGHAM

Thank you. I want to really appreciate Public Work support and help on getting that approved. Thank you very much, especially for Antonio here.

TICK SEGERBLOM

Don't let it go to your head, Antonio.

46. ZC-24-0628-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

ZONE CHANGE to reclassify 5.13 acres 1) from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise (description on file). JJ/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 45, 47, 48, AND 49).

CONDITIONS OF APPROVAL –

Department of Aviation

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

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 #0379- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

47. VS-24-0630-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

VACATE AND ABANDON easements of interest to Clark County located between Tiger Milkweed Street and Valley View Boulevard, and between Pyle Avenue and Haleh Avenue and a portion of a right-of-way being Haleh Avenue located between Tiger Milkweed Street and Valley View Boulevard within Enterprise (description on file). JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 45, 46, 48, AND 49).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue, 13 feet to the back of curb for Haleh Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the dedication to the 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 to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

48. WS-24-0629-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; 3) curb type; and 4) reduced right-of-way width.

DESIGN REVIEW for single-family residential homes on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 45, 46, 47, AND 49).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Waivers of development standards #1 and #2a limited to a maximum of 4.5 feet;
- Add second ingress/egress point to street north of site;

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue, 13 feet to the back of curb for Haleh Avenue;
- 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.

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0379- 2024 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

49. TM-24-500141-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

TENTATIVE MAP consisting of 41 single-family residential lots on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 45, 46, 47, AND 48).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue, 13 feet to the back of curb for Haleh Avenue;
- 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.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0379- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 50, 51, 52, 53, and 54)

50. PA-24-700035-LANDBERG LAND INVESTORS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN), Compact Neighborhood (CN) and Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 9.43 acres of a 12.08 acre site. Generally located on the northwest corner of Rainbow Boulevard (alignment) and Landberg Avenue (alignment) within Enterprise. JJ/gc (For possible action)

ACTION: ADOPTED WITH CHANGES (RESOLUTION NO. 2-5-25-4; COMPANION ITEMS 51, 52, 53, AND 54).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Approximately 2.48 acres on portions of APNs 176-22-801-009, 176-27-501-007, and 176-27 - 501-014, as described in legal descriptions on file, reduced to Low-Intensity Suburban Neighborhood (LN).

SAMI REAL

All right, next are companion Items 50 through 54.

- Item 50, PA-24700035. Plan amendment to redesignate the existing land use category from low intensity suburban neighborhood, compact neighborhood, and neighborhood commercial, to mid-intensity suburban neighborhood on 9.43 acres of a 12.08 acre site. Generally located on the northwest corner of Rainbow Boulevard alignment and Landberg Avenue alignment within Enterprise.
- Item 51, ZC-240669. Zone change to reclassify 9.43 acres of a 12.0 acre site from an RS-20 residential single family 20 zone to an RS-3.3 residential single family 3.3 zone. Generally located on the northwest corner of Rainbow Boulevard alignment and Landberg Avenue alignment within Enterprise. I- Landberg Avenue alignment within Enterprise.
- Item 52, VS-24-0668, vacate and abandon easements of interest to Clark County located between Landberg Avenue and Gary Avenue and between Rosanna Street and Rainbow Boulevard within Enterprise.
- Item 53, WS-24-0670, waivers of development standards for the following: increased accessory structure height, waive full off-site improvements including drainage study and compliance, and reduce street dedication, and design review for a single-family detached residential subdivision on a 13.75 acre portion of a 14.54 acre site in an RS3.3 residential single-family 3.3 zone and an RS20 residential single-family 20 zone, generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise.
- And then finally, Item 54, which is TM-24-500145, tentative map consisting of 61 lots and common lots on a 13.75 acre portion of 14.54 acres in a RS3.3 residential single-family 3.3 zone, and a RS20 residential single-family 20 zone, generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise.

TICK SEGERBLOM

Good morning.

TONY CELESTE

Good morning, Mr. Chairman, Commissioners. My name is Tony Celeste, address 1980 Festival Plaza Drive, here on behalf of the applicant, Pulte Homes. As you can see from the aerial, the site is highlighted here in yellow. It is located on the northwest corner of Rainbow Boulevard and Landberg. The usable site is highlighted in yellow. It's about 9.4 acres. However, the entire site does go over the future drainage channel and then the railroad tracks, so it does go up to here, and it incorporates about 13.7 acres in its entirety.

This application really consists of two main parts. The first is a Master Plan amendment and zone change, and the second being our design review and related waivers with the application. You can see this is the current land use plan of the site. Again, Rainbow is along the east, Landberg to the south. Generally, to the north is the railroad tracks, and then right in this area between the railroad tracks and the usable property is the future drainage channel that Public Works is working on right now, which will go under Rainbow and connect to the drainage facility on the east side of Rainbow.

We are asking to combine these lots here for one single-family development at 63 units. This application consists of a Master Plan amendment where we're taking the corner here. This is planned Commercial Neighborhood, so that- or excuse me, this is planned Compact Neighborhood. This allows 18 units to the acre today. This lot to the north is Neighborhood Commercial, which would allow for light commercial uses. And then on the backside is Low Neighborhood.

We initially had a request to change this entire site to Medium Neighborhood or eight units to the acre with a corresponding zone change of RS3.3. We have made a modification to that request. You can see right here on the land use plan, again, this is the existing condition, Compact Neighborhood Commercial, and then the Low Neighborhood. What we're asking today is to amend that request that the basically western portion of this still remain our original request, that Medium Neighborhood. However, along our Western property line right here, this is the Rosanna alignment, that these remain Low Neighborhood or up to five units to the acre, as well as a zone change, reducing that portion instead of the RS3.3 to RS10 in this location right here.

We think that this will help provide a very nice transition buffer from the existing RNP to the west of us. Again, we are not asking to remove or chip away anything in the RNP. The RNP still exists this application. As you can see, none of the properties are in the RNP, but we do think will provide for that nice transition and further set a precedent and demarcation that Rosanna is in fact the RNP line here.

When you look at the existing plan right here, what this request really is, is to distribute the density amongst the site, not to increase it at all. And right here, this chart we think really exemplifies what we're asking for. Under today's Master Plan, you can see in this area right here, we could have up to 91 units. That would be the max. I understand that. But nonetheless that is theoretically possible.

Right here, as I mentioned, this is the Compact Neighborhood lot. This allows up to 18 units to the acre at two and a half acres. That's 45 lots. Right here, this is Commercial General, although it does have an RS20 underlying zoning, so we just took that. You could do two units to the acre. And then right there you have four. Back here. These are each allowed up to five units to the acre. And this is measuring the gross, which you could allow under the density today. That adds up to 91 total acres.

However, we understand that would be a little bit disingenuous because obviously we're not going to be building on the drainage channel. We're not going to be building over the railroad, and we're not going to be utilizing the portion of the property to the north. That'll revert back or remain with the existing property owner. So, when you take a look at the actual usable area and then go through those densities, you could get up to 77 total units. As I mentioned, we are asking for a total of 61, so we're really looking to distribute these densities over these nine acres. In particular, this is the one where we're down-zoning or down-planning this from the Compact Neighborhood to Medium Neighborhood, so going from 18 units to the acre to eight on this location as well as removing the commercial, which is arguably more intense than what the residential would be.

So, in essence, we do think that the Master Plan for the properties, and you can see right here more clearly on this map, that everything in yellow we're asking this to be planned Medium Neighborhood, and then the corresponding zoning of RS3.3. And then on our western property line, which will front out to Rosanna, really create the demarcation line between the RNP and non-RNP, that this be planned or remain planned low neighborhood with then the corresponding zoning of RS10. And RS10, as you know, requires a minimum 10,000 square foot lots and that is what we are providing along our Western property line here. So, with that, we do think that the combination of Medium Neighborhood, Low Neighborhood and the zoning of RS3.3 and RS10 do make sense and are compatible for the area.

Now with respect to our design review, as you can see, I do have our site plan right here. As I mentioned, our RS10 lots are going to be on Rosanna. They will front out to Rosanna, front loaded. We think that'll help create a nice neighborhood and precedent for the RNP lots as well to front out. And in doing so, part of our request, as you can see, one of our waivers, is not to eliminate Rosanna as a public street, still remain it as a public street, but to reduce it from a 60-foot right of way to a 48-foot right of way. Again, making it more of a neighborhood feel for not only our development but the future development here to encourage these lots to also front out and face our lots.

The balance of the project, the 53 lots, will come off of Landberg in this area and we have three cul-de-sacs within the community there. So, essentially having two developments within the one. We'll have our RS3.3, 53 lots highlighted here in yellow, and then our eight RS10 lots that'll front out onto Rosanna. We have also requests for waivers with respect to the off-site improvements. There is existing detached sidewalk along Rainbow here, and we will do the required landscaping and streetlights as well. We are also doing detached sidewalks and landscaping along Landberg. The request though more specifically is not to provide streetlights along Landberg, Rosanna and internal to the community. We think that is compatible with the RNP as you head further west into the neighborhood.

One of the other interesting waivers you will see is it says we were asking to waive the drainage study. There's no other nomenclature in the code for us to explain it. Rather, we're really deferring it. We're not asking to waive it. You have had this come up before you. I handled one, in fact about six weeks ago, similar issue, where in order for us to close on this, we have to create a parcel map. Because remember, we are going to be excluding the future drainage channel, the easement, and this portion is reverting back. In order for us to close on a legal parcel, we need to create a parcel map. However, a drainage study needs to be done before that. So, we're basically asking to rearrange the order of it, allow us to create this parcel map, then we'll do the drainage study before permits can be issued. And I believe that is something that Public Works has been comfortable with in the past, and as you can see in their conditions, are comfortable with that today.

Again, we think the colors on this map do matter. That's the biggest change that we've made. We're providing that transition from Medium-Low to Low Neighborhood and then into the RNP. I think it would be very difficult, understand the concern about precedent or chipping away at the neighborhood or at

the area on the west side of Rosanna. I think it would be very difficult. Even today it is already planned RNP, but going from eight units to three and a half and then jumping back to eight would seem like a difficult lift. So, we think this is a good precedent, a good flow, a good transition, and providing the required residential adjacency transition to the RNP. We agree with all the if-approved conditions. There is an additional condition also with respect to lots one through eight that we maintain setbacks to the RS3.3. With that, I'm more than happy to answer any questions you may have.

TICK SEGERBLOM

All right, thank you. This is a public hearing. Anyone here wishing to speak on this item? Good morning.

MARY PETERS

Good morning. My name is Mary Peters. I live at 7175 West Landberg Avenue, and I've lived there 20-plus years. We're asking you to deny the agenda items and applicants for the following reasons: We feel it does not comply with the Clark County Master Plan values. Core Value one says, "unique communities, neighborhoods and lifestyles." This proposed high-density housing development next to our RNP ruins our established rural character and lifestyle Ranch Estate Neighborhood which is directly opposite the value of unique communities, neighborhoods and lifestyles. As unusual as it sounds, our RNP homeowners are supportive of adjacent neighborhood, commercial, general commercial and industrial business parks as complementing the RNP lifestyles as compared to dense housing. We live here, we know what works. Dense housing would destroy our social cohesion.

Core value number five, a diverse and resilient economy. This proposed housing development diminishes possibilities for employment and erodes our job base, and is not small business friendly, which is directly opposite the value of a diverse and resilient economy.

Core Value six, predictable growth and development. Our RNP neighborhood worked hard with the county to update the Enterprise land use plan. This proposed housing development asked for a plan amendment and zone change, which is directly opposite the value of predictable growth and development. It does not align with adoptive plans but seeks to usurp them. This project is considered a major amendment to the Master Plan. The proposed amendment is not consistent with the overall intent of the Master Plan. The proposed amendment required based on changed conditions or further studies. It doesn't say there's any change of local conditions. The proposed amendment is compatible with the surrounding area. High-density housing is incompatible with the surrounding RNP Ranch Estate areas. This project belongs in Mountain's Edge Master Planned Community, not next to the RNP and industrial area. The proposed amendment will not have a negative effect on adjacent properties. High-density housing will have a negative impact on the adjacent RNP neighborhood in tangible and intangible ways. We know. We live here.

And just as an aside, it took me more than seven minutes, my husband and I, get out of our street on Landberg to Rainbow. And that's without this project being there. Also, I want to say the applicant has no reasonable rationale when examined closely to support their applications. My family and neighbors respectfully urge you to deny the above-listed applications. Thank you for supporting the Clark County Master Plan and Enterprise Land Use Plan. Thank you for your time. Thank you.

TICK SEGERBLOM

Thank you.

JINSONG RILES

My name is Jinsong Riles. I live in 7257 West Landberg.

TICK SEGERBLOM

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

JINSONG RILES

Riles, R-I-L-E-S.

TICK SEGERBLOM

Thank you.

JINSONG RILES

Yeah. 30 years ago, I came to this country from Beijing, China. I learned a beautiful word, zoning. Because in China there was no zoning back then, so I often was waken up early morning by a motorcycle repair shop on the first floor of our building. And you probably all know that how diligent, how hardworking Chinese people are. There's no day off. So, when I came to this country I said, "This is so great system because you have a commercial, residential, industrial zoning. It's great." 15 years ago when Chinese government just realized that being a world factory really badly polluted their environment and messed up their land, so they started to learn our system here, zoning. Unfortunately, I see so many zoning change here applications are passed. There's nothing wrong with the private sectors, developers, pursuing more profit, but we as a resident really only rely on the government to protect our land. So that's you guys.

I've been to the speech of Mr. Justin Jones in our neighborhood. I totally agree with everything you said. And the last year I voted for Michael Naft, Mr. Michael Naft, because my friend said you can protect us. So, we, as a resident, we have no power but rely on you guys to please deny this application, and we really appreciate to consider our request. Thank you very much.

TICK SEGERBLOM

Thank you. Anyone else here wishing to speak on the item?

GWEN HILBRECHT

Yes, I do. Hi, my name is Gwen Hilbrecht, and it's spelt (inaudible). There we go. Gwen Hilbrecht, and it's spelt H-I-L-B-R-E-C-H-T. And we live at 7050 West Gary Avenue. As you see on the map here, our house is this little- right here is our little house here on the other side of the railroad tracks. My family and I have had the privilege to live here for over 60 years. My mom and dad have raised myself and my three brothers here, and we have enjoyed raising our family and growing up here and we would not change a thing.

Over the last few years, a lot have changed out here. We have now new neighbors and great friendships because of these changes. However, some of these changes I feel need to be controlled. I oppose the master land for these reasons. It doesn't fit the RNP zoning concept or ideas. Zone change and land use change would open the doors for opportunity to lose all RNP protections for the future. Let's see. As you see in this diagram here, we have 7.5 acres that's already been approved for housing, and I'm afraid if this change happens to go into the mid-intensity, it will also open the door for this property owner and business to do the same to us, therefore not supporting the RNP property as we request.

We as a neighborhood have worked really hard to work with the County on the current land use, and we see no valid justification to change it. The current land use plan, which is Neighborhood Commercial, would be more beneficial than more small God-bless-you homes. And I'm sure you've heard of the God-bless-you homes, where you can hear your neighbor sneeze and you have to basically tell them, "Bless

you." Let's see. Let's see. We currently have Mountain Edge area to the south of this location that currently has that.

Lastly, everybody wants safety where they live. We have difficulty entering Rainbow off of Gary Avenue. How is Landberg going to handle the influx of traffic with 61 more homes with two cars each and approximately four trips per each car, equaling 244 more cars trying to turn on Rainbow off of Landberg? We've also seen an influx of accidents and we've also heard an influx of accidents.

Last but not least, Union Pacific Railroad stores railroad tracks, train tracks onto the tracks next to our home. I'm concerned with the proposed zoning change bringing in more homes and curious new residents and families to explore these train cars. If people are attracted to them, it could pose danger to my family as crime and/or vandalism could increase within the area. I've had to call the police multiple occasions since the Union Pacific Railroad provides no security. My family and I respectfully request that Commissioners deny the proposed applications as did the Enterprise Town Board and the homeowners near the project area. Thank you for your time.

TICK SEGERBLOM

Thank you. Anyone else here wishing to speak? Is Elvis in the house?

CHRIS JOHNSON

I'm just a copycat, sir. My real name is Chris Johnson, 9435 South Teneya. I respectfully request the Commissioners deny the applications. Denial was recommended by the Comprehensive Planning staff, the Enterprise Town Board, and homeowners near the project area, so the BCC should also deny. The existing County Code and zoning should be maintained. Changing these to support the developer's investment purposes does not follow the existing County Code or zoning plan, does not benefit our neighborhood in any way, and is a disruption of the Neighborhood Commercial that is currently in use and planned for the west side of Rainbow from Mountains Edge to Blue Diamond.

And to reiterate what somebody else said, I know for a fact that if you're coming back to the neighborhood late in the afternoon, you try turn south onto Rainbow from Blue Diamond, if it's about five or six o'clock, it takes forever, and now it's going to be worse if this passes. Maintaining the existing Enterprise Land Use Plan and zoning respects the efforts of longtime residents and property owners who volunteered long hours and careful deliberation in creating a land use plan for our future. We welcome projects that conform to our current zoning and land use plan, so please deny the application. Thank you. Thank you very much.

TICK SEGERBLOM

Thank you.

CHRIS JOHNSON

You started it.

TICK SEGERBLOM

All right, anyone else wishing to speak? Is there anyone else after this lady? You want to come up, and we can make a line.

KATHY FRY

Is it up on the screen? My little-

TICK SEGERBLOM

Here. Just leave it there.

KATHY FRY

All right.

TICK SEGERBLOM

There you go.

KATHY FRY

Oh, thank you so much. Good morning. My name is Kathy Fry. That's spelled F-R-Y. My address is 7020 West Maranto Avenue, 89178 in Enterprise. I represent myself, my family, and almost a hundred of my neighbors in the RNP. You've received many, many contacts over the last month or so regarding this project, and I just want to thank my neighbors for being here. They are wonderful people. Please deny these applications. This is the big picture with all due respect for the applicant. And thank you, Tony, for meeting with me. For these parcels, don't look at the project. Look at the very weak justifications for changing the land use and zoning offered by the applicant. Ask yourself, "Do these weak justifications involved in this project override the integrity and values of the Clark County Master Plan? Do the weak justifications for this project override the recommendations for denial by the Enterprise Town Advisory Board, the County staff, and almost 100 neighbors who will be directly impacted by this proposed project?"

We need a lower-impact project and that could be residential or commercial. And we just want to say right now there is Neighborhood Commercial on there set to expire in April. We worked hard to get that Neighborhood Commercial project in, but the car rental backed out for whatever reason. So, a yes vote means the weak justifications for this project overrides the integrity and values of the Clark County Master Plan and the Land Use Plan. If you would like to explore the meritless justifications and strong cases for denial, please deny this vote and meet with us. We will meet with you. You can put off the vote for another day. We'll gladly sit down with any of you or all of you and the applicant. Again, we're here for you. If you vote on this today, we're asking you please to deny these applications, right? We respectfully ask that. Thank you very much for your time.

TICK SEGERBLOM

Thank you. All right, anyone else? Oh. I'm not seeing anyone. Going forth, Tony.

JUSTIN JONES

Tony, can you address the- first off, thank you to the neighbors for coming down here. I know you're taking time out of your busy schedules to be here and for reaching out to my office. I do have a question for you, Tony, on the traffic concerns on Landberg to Rainbow. What, if any, work will be done in terms of improving the intersection of Landberg and Rainbow?

TONY CELESTE

Yes. So first of all, we do have a condition. We have to submit and comply with the traffic study. So of course we will do that. Number two, we are going to build out our one-half side or the north side of Landberg. Landberg will be a 60-foot right-of-way. We're going to do full off-site improvements which include curb gutter, detached sidewalk, so curb gutter, landscaping sidewalk, additional landscaping so that then you have basically some pedestrian connectivity through here, walkability, and then full improvements that will help set the trend for whatever comes to the south. And then it'll taper off and presumably go to rural standards as it goes further west into the neighborhood. So those are what we're doing along Landberg and then the intersection to improve that at Rainbow.

JUSTIN JONES

All right, Mr. Papazian, any comments on that intersection?

ANTONIO PAPAIZIAN

Thank you, Commissioner. Like Tony said, there is a condition for traffic study and compliance, and they will have to show us what they're doing at that intersection to mitigate any conflicts happening there.

JUSTIN JONES

And if it warrants a traffic signal, they'll have to pay for the traffic signal?

ANTONIO PAPAIZIAN

Sure.

JUSTIN JONES

Okay. I just want to make sure that's on the record that if there is justification for a traffic signal there, then the developer will have to pay for the installation of the traffic signal at Landberg and Rainbow.

TONY CELESTE

We understand.

MOTION

JUSTIN JONES

Okay. All right. I certainly understand the neighbors' concerns. I have met with the neighbors in that area many times over the years. This was a subject of a prior development proposal from Enterprise Rent-A-Car that I did approve, and that was with input from the neighbors. Unfortunately, they decided to go somewhere else, and I think that residential is appropriate here. I drive this road every single day of my life for the last 19 years, so I'm very familiar with the development that has gone on along Rainbow. I have sat in the traffic jams for four years myself, so I'm very familiar with the headaches that you all face also.

The developer, when they first met with me quite some time ago, I expressed concern that they needed to meet with the neighbors and address concerns from the neighbors. And based on the concerns that I raised, I think they came up with a, I don't want to call it solution, but definitely a proposal that I think will hopefully ensure that whether I'm in this seat or not, that there will be a more clear delineation of what can go west of this proposal along Rosanna, and that the 10,000 square foot lots that will go along Rosanna will hopefully ensure that there is no more dense development that goes west of Rosanna.

So, I understand that there are concerns, but I do think that under the circumstances that this is appropriate for residential and that it creates a meaningful buffer to the RNP neighborhood that lies to the west of the proposal. And I do want to just put on the record, I know there was some comments with regards to the neighbor off of Gary, that this will set a precedent for that. Every single proposal is different, and I just want to make sure to put on the record that the fact that I will move for approval of this development does not mean that for the other side of the railroad tracks, which I consider to be different given the proximity of the existing RNP housing on that side, it does not set any precedent for any future proposed development on that side of the railroad tracks. So, with that, I'll go ahead and move for approval of agenda items 50, 51, 52, 53 and 54.

SAMI REAL

Then Commissioner, can I just clarify for the record that the plan amendment is going to be adopted with the reduction to Low Intensity Neighborhood for those 2.48 acres, as will the zone change. It'll be approved as proposed with the reduction to RS10 for that segment as shown. And we have legal descriptions on file. And then Item 53, there was a request from the applicant to have setbacks, a condition added to that item that reads "setbacks for RS10 lots to follow RS3.3 standards." I just want to make sure that you either did or did not want to include that as your motion.

JUSTIN JONES

Yes, I'll include that in the motion.

SAMI REAL

Okay, thank you.

JUSTIN JONES

Thank you.

TICK SEGERBLOM

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

JIM GIBSON

Gibson, aye.

VOTE

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

TICK SEGERBLOM

That motion passes.

TONY CELESTE

Thank you.

51. ZC-24-0669-LANDBERG LAND INVESTORS, LLC:

ZONE CHANGE to reclassify 9.43 acres of a 12.08 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Rainbow Boulevard (alignment) and Landberg Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 52, 53, AND 54).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge NZC-22-0045;

- Approximately 2.48 acres on portions of APNs 176-22-801-009, 176-27-501-007, and 176-27 - 501-014, as described in legal descriptions on file, reduced to an RS10 (Residential Single-Family 10) Zone.

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 #0242- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

52. VS-24-0668-LANDBERG LAND INVESTORS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Landberg Avenue and Gary Avenue and between Rosanna Street and Rainbow Boulevard within Enterprise (description on file). JJ/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 51, 53, AND 54).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard, 25 feet for Landberg Avenue, 24 feet for Rosanna Street and associated spandrels;
- Coordinate with Public Works - Design Division for the Blue Diamond Railroad Channel and the Rainbow Boulevard improvement projects;
- Dedicate any right-of-way and easements necessary for the Blue Diamond Railroad Channel and the Rainbow Boulevard improvement projects;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and for the above mentioned improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the above mentioned improvement projects;
- 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.

53. WS-24-0670-LANDBERG LAND INVESTORS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase accessory structure height; 2) waive full off-site improvements including drainage study and compliance; and 3) reduce street dedication.

DESIGN REVIEW for a single-family detached residential subdivision on a 13.75 acre portion of 14.54 acre site in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise. JJ/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 51, 52, AND 54).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge NZC-22-0045;
- Setbacks for RS10 lots to follow RS3.3 standards;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance with single-family subdivision;
- Traffic study and compliance;
- Full off-site improvements on Rainbow Boulevard;
- Full off-site improvements except streetlights on Rosanna Street and Landberg Avenue;
- Install conduit and pull boxes for streetlights;
- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard, 25 feet for Landberg Avenue, 24 feet for Rosanna Street and associated spandrels;
- Coordinate with Public Works - Design Division for the Blue Diamond Railroad Channel and the Rainbow Boulevard improvement projects;
- Dedicate any right-of-way and easements necessary for the Blue Diamond Railroad Channel and the Rainbow Boulevard improvement projects;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and for the above mentioned improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the above mentioned improvement projects;
- 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 #0242- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

54. TM-24-500145-LANDBERG LAND INVESTORS, LLC:

TENTATIVE MAP consisting of 61 lots and common lots on a 13.75 acres portion of a 14.54 acre site in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise. JJ/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 51, 52, AND 53).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements on Rainbow Boulevard;
- Full off-site improvements except streetlights on Rosanna Street and Landberg Avenue;
- Install conduit and pull boxes for streetlights;
- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard, 25 feet for Landberg Avenue, 24 feet for Rosanna Street and associated spandrels;
- Coordinate with Public Works - Design Division for the Blue Diamond Railroad Channel and the Rainbow Boulevard improvement projects;
- Dedicate any right-of-way and easements necessary for the Blue Diamond Railroad Channel and the Rainbow Boulevard improvement projects;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and for the above mentioned improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the above mentioned improvement projects;
- 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.

Building Department - Addressing

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0242- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 55, 56, 57, and 58)

55. ZC-24-0694-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:

HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action)

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

CONDITIONS OF APPROVAL –

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-24-0695; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that additionally, the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

SAMI REAL

And then next are Items 55 through 58.

- Item 55, ZC-24-0694, holdover zone change to reclassify five acres from an RS20 Residential Single Family 20 zone to an RS5.2 Residential Single-Family 5.2 zone. Generally located on the west side of Valley View Boulevard in the north side of Richmar Avenue within Enterprise.
- Item 56, VS-24-0695, holdover vacate and abandon easements of interest to Clark County located between Meranto Avenue and Richmar Avenue in between Hinson Street and Valley View

Boulevard and a portion of a right of way being Richmar Avenue located between Hinson Street and Valley View Boulevard within Enterprise.

- Item 57, WS-24-0696, holdover waivers of development standards for the following: reduced setbacks, increased retaining wall height and modify residential adjacency standards, design review for a single-family residential subdivision on 7.55 acres and an RS5.2 Residential Single-Family 5.2 zone generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise.
- And then Item 58, TM-24-500149, holdover tentative map consisting of 32 single family residential lots and common lots on 7.55 acres in an RS5.2 Residential Single-Family 5.2 zone generally located on the west side of Valley View Boulevard in the north side of Richmar Avenue within Enterprise.

TICK SEGERBLOM

Good morning.

ROBERT CUNNINGHAM

Good morning. Robert Cunningham, 6030 South Jones Boulevard with Taney Engineering representing Beazer Homes, the applicant. This item was held from the last meeting so we could conduct a neighborhood meeting. We sent out notices. We also had the RNP representative from the area, Tommy LoPresti, who is here today. Sent out an email blast. We had a neighborhood meeting last Thursday. At that meeting there were probably 12 to 15 people in attendance. We presented the project and collected input from the neighbors and comments.

TICK SEGERBLOM

You're not on fire.

ROBERT CUNNINGHAM

Okay, thank you. Some of the comments that came from the neighbors are- I'm just going to summarize a few of them. Along Valley View, we had a series of lots, these lots in here. Ideally the County has a buffering requirement because across the street is RNP property to increase these lot sizes to 10,000 square feet. Some of the neighbors did not want streetlights in the area. They wanted landscaping in the area to be uniform and consistent with a subdivision to the north of the site. And I believe there was a concern about having a secondary access point or an emergency access point because we only have one access point for this community. As a result of that, we took a deeper look at our project. And this is our project right here.

What we are willing to do, if the County Commission feels appropriate, is to lose a lot along this entire side. By doing such, when you calculate the gross area of the lot, including the landscaping and the street, which is pretty much a standard for the RE lots that are in the north of us, we're getting all of these lots to be really, really close to 10,000 square feet in size. For example, this one's 9,300, 10,772, 11,873, 9,041, 9,376, 12,800 and this one down here is 9,685. So, we believe that while they're not all exactly 10,000 square feet or greater, the average of them is. One of the reasons why we're stuck with an average here is there's a drainage pipe that goes through here with a 40-foot easement here. In order to facilitate getting that through and connecting this, these lots had to be a little bit bigger than the rest.

As far as the landscaping goes, we would agree to plant whatever the County requirement and code is. We're aware that to the south of us there's a subdivision coming in that will have almost the same landscaping standards we will have, and to the north, I believe on this agenda, is a subdivision that would also probably have very similar landscape standards. As far as streetlights goes, we're at the mercy of the County. If the County does not want streetlights out here, we would be more than happy not to install

them, but I don't believe that's the case. With that, I'm going to conclude my presentation. I do know that there are a few neighbors here. I'd be happy to answer any questions anyone has. Thank you.

TICK SEGERBLOM

Thank you. This is a public hearing. Anyone wishing to speak on this item, please come forward.

PAM KAISER

Hi, my name is Pam Kaiser, K-A-I-S-E-R. I reside at 3485 Vicki Avenue. I'm fairly close to the neighborhood that he's proposing. We met with him. There were approximately 20 people there. I was kind of surprised. They've complied with pretty much everything we've asked them to do. The second entrance or a crash gate to us seems to be important. And I believe if it's more than five acres, you're supposed to have a second entrance. The one thing that we would like to see in the neighborhood, because Valley View is so open, Windham Hills has already established landscaping with sidewalks on Valley View, I would like to see or we would like to see that matches all the way down Valley View so you have more of a Summerlin look rather than the hodgepodge of blank walls here and a sidewalk with no landscaping. If we could get into the requirements to make it look uniform down Valley View, other than that, I think the project is actually pretty good.

The people have tried very hard to work with us and we've tried to work with them. So, as a condition for Valley View, I would like to see for any projects, because there's another one coming up, the same landscaping would be in effect on Valley View. If we could get the rural landscaping on Richmar, that would be great. I do have horses. I do ride in the area, but if we could get some uniformity in the area rather than just a project here, a project here. So, we've already got on the other side of Valley View where you've got that. If we can make this acreage over here, it would help tremendously. Thank you.

TICK SEGERBLOM

Thank you.

TOMMY LOPRESTI

Morning, Commissioner, this is Tommy LoPresti 9341 Dean Martin Drive, L-O, capital P-R-E-S-T-I. You did good though, you were close on the pronunciation. Thank you. But again, I want to thank Commissioner Jones for asking for a hold on this two weeks ago so we could meet with the applicant. I think it goes a long way with the neighbors, and it's a great process to work through if you're able to have this give and take with developers, especially for the people that care about their neighborhood. Of course, we got there and he gave the application and the presentation, and I hate to show up to these things and kind of feel like we're constantly pounding on the desk and showing up with torches and pitchforks because we're not completely opposed to everything that comes in front of us. I think with the map that was shown at one of the other applications this morning, you can kind of see why we feel like our giving in this process is kind of- we're at our wits' end.

There was an aerial view of 2020 of this area that looked beautiful, and it was an RNP and it was pretty open, and then cut to last October and it looks like your grandmother's quilt with the different colors and zone changes and the influx of high density. So, it's kind of hard for us to give too much when we come up to these applications, seeing as how we kind of inadvertently have done that over the years in this area. This project at first sight was wonderful for what we've had to contend with, so we were all for it. Again, our biggest condition was asking for those 10,000 square foot lots along Valley View because it is in Title 30, being adjacent to the RNP. I certainly appreciate what the applicant did or what the engineer did and what the project came up with.

I'm a little nervous about the averaging of the 10,000 square foot lots just because: what kind of precedent does that send? We have a lot more land north and west of this area. We've dealt with averaging when it comes to density and some developments, which is kind of a slippery slope too, averaging to seven units per acre and averaging to five units per acre. So, I don't know if it's possible, but it would be great to see all those lots on Valley View hit the 10,000 square foot mark or above, just so that we don't have to deal with it or somebody can't come back at a future application and say, "They use an average on this lot." But again, I certainly appreciate their efforts in putting into it.

Another thing we would ask for, I know that there's going to be some wall height waivers on the north part of the project around Meranto dealing with that wash. We were asking for some possible terracing on any walls that were going to be above nine feet, just to kind of keep a little bit more of a class in that area and that rural look, and to avoid any of those concrete canyons that sometimes come into play when you have these developments with these property walls all around them. I think they almost be to the point where two levels of terracing might be ideal up on that corner, so I hope that that's maybe a condition you can put on that could be looked at. As far as the landscaping and lighting, I think along Valley View there's a necessity for streetlights. I think there should be, and I think that's smart. There is in front of Windham Hills, so we certainly wouldn't be opposed to that. We were more concerned about Meranto and Richmar. Last thing, may I?

TICK SEGERBLOM

Yes.

TOMMY LOPRESTI

There's a truck driving school that drives semis through this area 30 times a day. And obviously with the more homes that are coming up, it's going to be more dangerous. They're going to come down streets where these driveways are. No doubt they'll be coming down Meranto. You have a project coming up at the next application that's on Serene where there'll be driveways. So, I'm wondering if somebody can look into that, and maybe put some 'no truck' signs in that area. There's still plenty of places for those kids to practice and learn, but it's going to be a nightmare the more driveways have access on these streets. Okay, I went over. Thank you, guys.

TICK SEGERBLOM

Thank you. All right. Like I said, close the public hearing. Mr. Cunningham, turn over to Commissioner Jones. And see, I don't often get comments that they actually like what you've done, so congratulations.

JUSTIN JONES

Thank you, Mr. Chair, and thank you Mr. Cunningham. I think it was the right move to hold this from last week, and I think we were able to resolve the majority of the concerns that were raised. With regards to the wall height terracing, I don't know that it's in the conditions right now, but I know that was something that was raised by the Enterprise Town Board. Is that the condition that you're agreeable to?

ROBERT CUNNINGHAM

Yes, the wall heights, the area of the over-height walls is generally in this vicinity. And we would agree to terrace the walls, yes.

JUSTIN JONES

Great.

ROBERT CUNNINGHAM

You still need the waiver though-

JUSTIN JONES

Yes, understood.

ROBERT CUNNINGHAM

Because it's going to be over height.

JUSTIN JONES

Yes. Yep, understood. And then in terms of coordination on landscaping on Valley View, Sami, is there something -obviously Richmond is here so I think I can't do it with everybody, but since it happens to be on the same agenda, perhaps a coordination with Richmond on landscaping look and feel or something along those lines?

SAMI REAL

So, what I wrote down in case this did come up as a condition was, "If you wanted to, we could try best to match the landscaping." I think it's more of the materials, not so much the design because on the east side of Valley view it's an attached sidewalk with landscaping behind it. So, I think it's more or less just trying to coordinate the design of the landscape materials to what exists on the northwest- sorry, northeast corner of Serene along Valley View. So, we can add a condition like that. And assuming that those landscape materials are still recommended plants on the plant list, that's something that we can easily do.

JUSTIN JONES

Okay. Well, then I will- Understanding that the next project hasn't yet been approved and so it'll be subject to that approval, but we'll put, "Add additional condition for developer to coordinate with the developer to the north on Valley View with regards to landscaping design and materials." That Acceptable?

ROBERT CUNNINGHAM

That's acceptable. Yes, sir.

MOTION

JUSTIN JONES

All right, then with those additional conditions, I'll go ahead and move for approval of agenda Items 59, 60, 61 and 62.

TICK SEGERBLOM

(inaudible) question.

SAMI REAL

And Commissioner, sorry, I need to clarify too, because we don't have revised plans, so it's my understanding-

JUSTIN JONES

Oh, yeah, sorry.

SAMI REAL

That the motion should include the elimination of one lot along Valley View?

JUSTIN JONES

Yes.

SAMI REAL

Okay. And then I also just want to clarify, because we haven't seen these plans, that he's showing the lot line, it looks like it's the lot line, going to the middle of the street, which we don't allow for RS 5.2 lots.

JUSTIN JONES

It was for demonstrative purposes, as I understood it, Mr. Cunningham, right?

ROBERT CUNNINGHAM

That is correct, yes. I just wanted to show, if we did include that, what the size would be, understanding that the actual map lot will just be to the back of curb, to the back of the common element landscaping.

ROBERT WARHOLA

And Commissioner, the approval was for items 55 through 58, is that correct?

JUSTIN JONES

Oh, I'm sorry, 55 through 58, yes. Sorry, getting ahead of myself. To the next one. Thank you.

TICK SEGERBLOM

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

JIM GIBSON

Gibson, aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

ROBERT CUNNINGHAM

Thank you.

56. VS-24-0695-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue and Richmar Avenue, and between Hinson Street and Valley View Boulevard; and a portion of a right-of-way being Richmar Avenue located between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/tpd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS COMPANION ITEMS 55, 57, AND 58).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue, 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Meranto Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-24-0695; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

57. WS-24-0696-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; and 3) modify residential adjacency standards.

DESIGN REVIEW for a single-family residential subdivision on 7.55 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS COMPANION ITEMS 55, 56, AND 58).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Eliminate 1 residential lot along Valley View Boulevard and adjust the size of the remaining lots along Valley View Boulevard accordingly;
- Any combination of wall and retaining wall over 9 feet in height along the perimeter of project site to be tiered;
- Coordinate with developer to the north (WS-24-0708 and TM-24-500152) on selection of street landscaping materials for landscaping along Valley View Boulevard to ensure uniform street landscaping between the 2 projects and with the Windham Hills subdivision to the northeast;

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

Public Works - Development Review

- Comply with approved drainage study PW24-12387;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue, 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Meranto Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-24-0695; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H2O loading and is maintained by fee owner; and that additionally, the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

58. TM-24-500149-IOVINO CARMEN IRREVOCABLE TRUST ETAL & IOVINO CARMEN TRS:

HOLDOVER TENTATIVE MAP consisting of 32 single-family residential lots and common lots on 7.55 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise. JJ/tpd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 55, 56, AND 57).

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

- Comply with approved drainage study PW24-12387;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue, 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Meranto Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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.

Building Department - Addressing

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

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0519- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 59, 60, 61, and 62)

59. ZC-24-0707-ORLYO, LLC ETAL & D & J FAMILY TRUST:

ZONE CHANGE to reclassify 9.13 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise (description on file). JJ/mc (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 60, 61, AND 62).

CONDITIONS OF APPROVAL –

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APNs 177-19- 702- 003 and 177-19-703-013; deed restriction modification required for parcel 177-19-702- 003; parcel 177-19-703-013 is eligible for a deed restriction modification, but one is not required for this project.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0393- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 59 through 62.

- Item 59: ZC-24-0707, zone change to reclassify 9.13 acres from an RS 20 residential 20 zone and a CP Commercial Professional zone to an RS 5.2 Residential Single-Family 5.2 zone, generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise.
- Item 60: VS-24-0709, vacant and abandoned easements of interest Clark County located between Valley View Boulevard and Arville Street, between Serene Avenue and Meranto Avenue alignment. A portion of right of way being Serene Avenue located between Valley View Boulevard and Arville Street, a portion of right of way being Meranto Avenue alignment located between Valley View Boulevard and Arville Street, and a portion of right of way being Valley View Boulevard located between Meranto Avenue alignment and Serene Avenue within Enterprise.

- Item 61: WS-24-0708, waiver of development standards to reduce street landscaping design review for a single-family residential subdivision on 9.13 acres and an RS 5.2 residential single-family 5.2 zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise.
- And then Item 62: TM-24-50152, tentative map consisting of 44 single-family residential lots and common lots on 9.13 acres and an RS 5.2 residential single-family 5.2 zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise.

TICK SEGERBLOM

Good morning.

STEPHANIE GRONAUER

Good morning again, Mr. Chairman. Commissioner Stephanie Gronauer, 1980 Festival Plaza Drive, here on behalf of the applicant, Richmond American Homes. This property is located at the southwest corner of Serene and Valley View. Adjacent to the project that you just saw, this is about nine acres. And we have a zone change that is conforming to your current master plan. This shows in yellow the plan for this area is low density residential, and we are in conformance with that. We have an application for RS 5.2 to conform to that land use plan. You can see the current zoning is RE and there is a corner piece that's CP currently. And you can see on this map we're immediately adjacent to the RNP to the east of us. We are proposing 44 lots with a density of about 4.8 units to the acre. We do have 10,000 square foot buffer lots along Valley View with that RMP across the street to the east, so you'll see in this light yellow, those are a minimum of 10,000 square foot lots.

The remainder are within that RS 5.2 designation, and again, the density is a blended density of about 4.8 units to the acre. Access is off of Serene, with an emergency access also on Serene. The homes on Meranto will front out, and that is the only waiver we have before you today. We do show a detached sidewalk on all three sides of the property, but on Meranto with that detached sidewalks because the homes are fronting out, we'd like to do the five feet of landscaping, the sidewalk and then the front yard landscaping with those lots, so that's the waiver request that's before you. This landscape plan shows it a little bit better on this southern edge.

We're happy to agree to the condition you just mentioned to coordinate with the landscaping along Valley View so that there's a consistent look along Valley View with the other development that was just approved. But as far as the waiver goes, that's the only waiver that's before you today. Town Board recommended approval of the application in its entirety, which we greatly appreciate. And we would ask you to follow Town Board's recommendation. Oh, I should mention the 10,000s are also all one-story homes as well.

TICK SEGERBLOM

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

PAM KAISER

My name is Pam Kaiser, K-A-I-S-E-R, 3485 Vicki Avenue. I'm glad with the exceptions of taking the landscaping, I really appreciate that, but the other thing is Serene has a stop sign on it. Valley View is- it needs to be a four-way stop with these two Developments coming in, so I would request a traffic study because it's going to be a nightmare out there on Valley View. We're already seeing an increase on accidents. If we put a stop sign, which we've already got on Serene both sides, you have a stop sign, it would curtail some of the speed as well as the accidents. That would be my only request. Thank you.

TICK SEGERBLOM

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

JUSTIN JONES

Thank you, Ms. Gronauer. Appreciate you working with neighbors, and obviously this is great conforming zone change. I know it was part of a discussion from more than a year ago, that as we go further north, they may get definitely more strict in terms of complying with the buffers and the zoning over here, so appreciate it. And appreciate your agreement to coordinate on landscaping materials and design with Beazer to the South. And on traffic study, Antonio, that's required, I assume, so we'll do a traffic study and that'll be part of the requirement. Also north of Serene is a water reclamation facility over there, and I know that they are doing some improvements over there, so we'll also talk to Water Rec about what their ideas are for that particular corner, so just so you know.

STEPHANIE GRONAUER

(inaudible).

MOTION

JUSTIN JONES

Yeah, I'll talk to you afterwards, but just so you know. All right, then unless there's any other conditions, then I'll go ahead and move for approval of agenda Items 59, 60, 61 and 62, with the additional condition with regards to coordination on landscaping.

TICK SEGERBLOM

There's the motion. Cast your vote.

JIM GIBSON

Gibson, aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

STEPHANIE GRONAUER

Thank you very much. Appreciate it.

60. VS-24-0709-ORLYO, LLC ET AL & D & J FAMILY TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Arville Street, and between Serene Avenue and Meranto Avenue (alignment); a portion of right-of-way being Serene Avenue located between Valley View Boulevard and Arville Street; a portion of right-of-way being Meranto Avenue (alignment) located between Valley View Boulevard and Arville Street; and a portion of right-of-way being Valley View Boulevard located between Meranto Avenue (alignment) and Serene Avenue within Enterprise (description on file). JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 59, 61, AND 62).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Meranto Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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.

61. WS-24-0708-ORLYO, LLC, ET AL & D & J FAMILY TRUST:

WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.

DESIGN REVIEW for a single-family residential subdivision on 9.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 59, 60, AND 62).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Coordinate with developer to the south (WS-24-0696 and TM-24-500149) on selection of street landscaping materials for landscaping along Valley View Boulevard to ensure uniform street landscaping between the 2 projects and with the Windham Hills subdivision to the east;

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Meranto Avenue and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 177-19- 702-003 and 177-19-703-013; Deed Restriction Modification required for parcel 177-19-702 -003. Parcel 177-19-703-013 is eligible for a Deed Restriction Modification, but one is not required for this project.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0393- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

62. TM-24-500152-ORLYO, LLC ET AL & D & J FAMILY TRUST:

TENTATIVE MAP consisting of 44 single-family residential lots and common lots on 9.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 59, 60, AND 61).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- MSM-24-600090 needs to be recorded to legalize the boundary of the subdivision prior to recordation of the final map.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Meranto Avenue and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 177-19- 702-003 and 177-19-703-013; Deed Restriction Modification required for parcel 177-19-702 -003. Parcel 177-19-703-013 is eligible for a Deed Restriction Modification, but one is not required for this project.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0393- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 63 and 64)

63. ZC-24-0742-JIMENEZ PROPERTIES GROUP, LLC:

ZONE CHANGE to reclassify 0.6 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the south side of Las Vegas Boulevard, 750 feet northeast of Pecos Road within Sunrise Manor (description on file). WM/mc (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 64).

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 #0038- 2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are Items 63 and 64.

- Item 63: ZC-24-0742, zone change to reclassify 0.6 acres from an H2 general highway frontage zone to an IP Industrial Park Zone within the Airport Environs AE-70 and AE-75 Overlay. Generally located on the south side of Las Vegas Boulevard, 750 feet northeast of Pecos Road within Sunrise Manor.
- Item 64: UC-24-0743, use permit to allow a vehicle maintenance and repair facility, waiver of development standards for alternative buffering and screening, and design review for a vehicle maintenance and repair facility on 0.6 acres in an IP Industrial Park Zone within the Airport Environs AE-70 and AE-75 Overlay. Generally located on the southeast side of Las Vegas Boulevard North, 750 feet northeast of Pecos Road within Sunrise Manor.

TICK SEGERBLOM

Good morning.

CRESSIDA TORRELLA

Good morning. I'm Cressida Torrella with Designland PLLC. I'm here with a property owner and the business owner.

TICK SEGERBLOM

Ms. Torrella, can you please spell your last name?

CRESSIDA TORRELLA

T-O-R-R-E-L-L-A.

TICK SEGERBLOM

Great, thank you.

CRESSIDA TORRELLA

I live in 712 Maxley Court, Las Vegas, NV 89145. Let's do start with the zone change because we have two items here. With the zone change, this was actually recommended by the Planning Department because we're zoned as H-2 right now and everyone's updating to the more appropriate zoning. So, we're applying for a zone change to IP, which I think is more appropriate for this business because this is an existing windshield and tire shop, so this has nothing to do with harmful fumes and chemicals, so I think IP is more appropriate for this one. Should I discuss the next item?

TICK SEGERBLOM

Yes.

CRESSIDA TORRELLA

Okay. The next item, the waivers that we were applying started because this is an existing business with an existing tire shop and the windshield, like I mentioned. And then the client of course wants to expand to propose a warehouse, and then the planning department advised us to, "Hey, you need to comply with the new Title 30 now. So, we've been working with them back and forth, and so far I think we were able to come up with a win-win layout that does not affect the business that much. So, should I use this one instead? This works? All right. So, this is the existing tire shop, existing office, and then this is our proposal. The warehouse, this is to keep all the windshields on-site because there's a lot of windshields on-site, so this will reduce of course the eyesore on-site. And there's also workshop here. There's been a lot of changes in this property, I mean on this plan to comply with the code.

And then one of the variances or waivers that we wanted was the landscape on this part, on the east property side. We were able to comply with the landscape requirements in the front. With all the parking requirements, we were able to comply with that. This one, our adjacent business is a general commercial zone. There's an existing building right here, but since there's a residential zone on this part, we were required to put a buffer here on the back of the warehouse. That's what we're trying to waive because for us, it's not necessary. We have an existing eight-foot block wall around the property, around here. And then what's the other waiver? The other waiver that we're trying to get is the facing of the roll-up doors here. We were trying our best to comply with the code, but there's site restrictions also.

TICK SEGERBLOM

That's why they invented waivers.

CRISED A TORRELLA

Yeah. Yes, yes. Let me check my list here. And the use permit, just FYI, there's an expired use permit for this property. The owner was not aware of the expiration of that use permit. The previous consultant passed away unfortunately, so now we're taking over the project. I think that's pretty much it.

TICK SEGERBLOM

All right, thank you so much. This is a public hearing. Anyone wishing to speak on this item?

AL ROJAS

I'll start now. It was interesting coincidence, they came down to our advisory board. They were very polite.

TICK SEGERBLOM

State your name please.

AL ROJAS

My name is Al Rojas. I live at 2095 Homestake Mine Court. I want to support this gentleman's project for the fact that I went to go get my tires done at Firestone, it took so long. And then I wanted to go change my spark plugs, they wanted to charge me \$400 to change my spark plugs. I'm supporting this gentleman because we need lower cost alternatives for auto repair facilities to bring down our prices. It's ridiculous what these dealers charge you, Firestone and some of these other guys. And we need more low-cost auto repair facilities, especially in our areas where they're not the most prosperous or people that have a lot of money, to maintain some of our older vehicles.

So, I'm supporting this gentleman. I used to sell software to auto repair. When I was in California, I had my own software company, and I can tell you that a lot of these auto repair shop facilities are good businesses. They definitely provide a service that is necessary. I had a lot of customers over in Inglewood, and I totally support this. And I'm actually looking forward to hopefully having him be part of our networking with the Community Network Program to maybe bring a little bit more better management for the safety in the area. So, I totally support this gentleman and his business. Thank you.

TICK SEGERBLOM

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

MOTION

WILLIAM MCCURDY II

Thank you, Mr. Chairman, and thank you to the applicant for coming in and making sure that we bring this parcel into conformance with our title. And I'm ready to move for approval of Item 63 and 64, approval of the zone change as well as the approval of the use permit and the waiver of design standards.

TICK SEGERBLOM

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

JIM GIBSON

Gibson, aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

I think you got to vote. That motion passes. Thank you so much.

CRESSIDA TORRELLA

Thank you so much.

64. UC-24-0743-JIMENEZ PROPERTIES GROUP, LLC:

USE PERMIT to allow a vehicle maintenance and repair facility. WAIVER OF DEVELOPMENT STANDARDS for alternative buffering and screening.

DESIGN REVIEW for a vehicle maintenance and repair facility on 0.6 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the southeast side of Las Vegas Boulevard North, 750 feet northeast of Pecos Road within Sunrise Manor. WM/jor/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 63).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0038- 2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

65. AG-24-900894: Receive the required 2 year review of the Dream Las Vegas Resort Hotel Development Agreement. JG/dd (For possible action)

ACTION: RECEIVED.

SAMI REAL

Next is Item 65, AG-24-900694. Received the required two-year review of the Dream Las Vegas Resort Hotel Development Agreement. Commissioners, this is a 24-month report. It has been submitted by the applicant which summarizes the status of the terms and conditions of the Dream Las Vegas Resort Hotel Development Agreement. The report identifies what has been complied with completed and is still ongoing. This item does not require a vote, and it is not a public hearing, and it's simply just a item to present the 24-month report before you.

TICK SEGERBLOM

I'm not sure if anyone's here. Commissioner Gibson, did you have any comments about this?

JIM GIBSON

My only comment would be that we've spent considerable time on this matter. I think that Mr. Celeste and his client have done a good job of covering the issues that have been pending. The staff, as I understand it, including the Airport, are content that the items that needed to be in this report are there. And I think it's a good one. I don't know if Mr. Celeste is intent on making a presentation. Don't think he needs to. I think that we can receive the report. If there's no vote required, then those would be my comments.

TICK SEGERBLOM

He just shook his head. He doesn't want to make a report, so I think he's got the judge.

JIM GIBSON

Thank you.

TICK SEGERBLOM

So, Sami, I guess we don't vote or anything?

SAMI REAL

No votes required.

TICK SEGERBLOM

Okay, great. Thank you.

SEC. 6. INTRODUCTION OF ORDINANCES

66. ORD-24-900866: Introduce an ordinance to consider adoption of a Development Agreement with Samir and Louiza Nacer for a daycare facility on 1.5 acres, generally located west of Fort Apache Road and north of Post Road within Spring Valley. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, FEBRUARY 19, 2025, AT 9 A.M. (BILL 2-5-25-1).

SAMI REAL

So, next is Item 66, so it's an ordinance for introduction. ORD 24-900866 is to introduce an ordinance to consider adoption of a development agreement with Samir and Louisa Nacer for a daycare facility on 1.5 acres, generally located west of Fort Apache Road and north of Post Road within Spring Valley. Commissioners, we ask that you set a public hearing for February 19, 2025.

TICK SEGERBLOM

All right, I'll introduce the ordinance and set the public hearing for February 19, 2025.

PUBLIC COMMENTS

SAMI REAL

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

TICK SEGERBLOM

This last period for public comment. Al, you're going crazy today.

AL ROJAS

I know. (inaudible), but I have something that I think you guys will appreciate. Okay, I'm ready to get going here. I came to-

TICK SEGERBLOM

You have to state your name again.

AL ROJAS

Oh, yeah, my name is Al Rojas. I live at 2095 Homestake Mine Court District B. Okay, I came to talk about a proposal for the speed reduction from 45 to 35 miles per hours, and elaborates on some studies, and to expand the Adopt-a-Highway program because it will help us manage speeds and hopefully give some people the authority to trespass some of these homeless so the problem doesn't get out of control. And it'll reduce accidents in our community. I also want to thank, I think, Tick for posting something about, "It takes a village," and the village program that I discussed yesterday. Maybe you want to add the word network to it because this network really gets everybody together, so maybe we can expand that program.

Okay, very quickly, there's a preponderance of studies that show that when in the communities the density gets too high and you have 45 mile per hour limits, it increases accidents tremendously because there's pedestrians, bicyclists, children, electric wheelchairs, and homeless, especially in our areas. And that's one of the reasons I believe that our accidents are getting really high, our insurance rates are going up. And especially in my community on Lake Mead Boulevard, we've seen some tremendous hideous accidents on Lamb with Nellis. And some of the residential roads that are coming up the streets like Owens and Stewart that are at 45 miles per hour crossing with a street that's 25 miles per hour. It's just crazy some of these accidents.

So, I have found that studies not only show that a reduction from 45 to 35 miles per hour definitely reduce accidents, but I have found that we've got some speed monitoring signs in the community that are now with solar power on Hollywood Boulevard, and it does help you reduce your driving habits. And I'm proposing that we get four of them on Hollywood Boulevard and on Mount Hood. I talked to NDOT (Nevada Department of Transportation). I talked to the Governor and the Lieutenant Governor in their monthly meeting. Lake Mead is part of the state highway, and they're willing to work with you. They asked me to come and present my reduction from 45 to 35 miles per hour.

Only got 30 seconds left, so the other thing is I wanted to expand the Adopt-a-Highway program. I think it would really help, so communities can go over there and maybe sponsor some of these solar speed monitoring signs. And also, it'll give some of the businesses the ability to maybe trespass some of these homeless people in their business areas, so that the trash doesn't pile up really high and then it costs more money to get them out. And I got it all in. Thanks. Perfect.

TICK SEGERBLOM

Thank you.

AL ROJAS

Thank you very much.

TICK SEGERBLOM

You're a pro. All right, that concludes our hearing for this week. So, Committee adjourned. Thank you so much.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 11:10 a.m., the meeting was adjourned.

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

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

[ONLINE MEETING LINK](#)

APPROVED: /s/ Tick Segerblom
TICK SEGERBLOM, CHAIR

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