



togetherforbetter

Board of County Commissioners

Clark County, Nevada

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

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, April 8, 2026:

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

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

The meeting was called to order at 9:05 a.m. by Chair Naft with the following members present:

Commissioners Present:

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

Absent:

None

**Commissioner Gibson entered during Item 2.*

Also Present:

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

SEC. 2. PUBLIC FORUM

1. Public Comment

MICHAEL NAFT

Good morning. Welcome to the April 8 meeting of the Clark County Commission. We will begin today's meeting with the first time set aside for public comment. Anyone wishing to speak on an item, on today's agenda, can come forward at this time. Items 4 through 26 are scheduled for routine action and will not receive individual public hearings. So, if you're here on an item between 4 and 26, come forward at this time, state your name for the record.

JUSTIN JONES

Mr. Chair—

MICHAEL NAFT

You may speak for up to three minutes.

JUSTIN JONES

Yeah, I just want to note that I'm going to ask that 8 through 12 be pulled off consent, so that they can speak at the time.

MICHAEL NAFT

Thank you. So, Commissioner Jones has indicated Items 8 through 12 will receive their own public hearing.

UNIDENTIFIED SPEAKER

Well, we also want to pull 14, 15, and 16 from consent.

MICHAEL NAFT

Those are in Commissioner Gibson's district. He will be here in just a moment, but he'll be comfortable with those items being heard separately.

AL ROJAS

Thank you. I would also like to request Item 7 please be pulled out. There's something I want to bring to the attention of the Board.

MICHAEL NAFT

Commissioner Segerblom? Do you want him to comment now?

TICK SEGERBLOM

Yeah, go ahead and comment now.

AL ROJAS

Well, you want me to comment now?

TICK SEGERBLOM

Yes.

MICHAEL NAFT

Item 7 will be kept on the routine action agenda. If you'd like to speak to it, you can speak now.

AL ROJAS

Okay. On Item 7, I was prepared to pull it off the agenda. Let me get my notes here.

MICHAEL NAFT

And while you're doing that, if you just want to state your name for the record.

AL ROJAS

My name is Al Rojas, R-O-J-A-S. I live at 2095 Homestake Mine Court. Okay, hold on a second. Okay. Can you put a camera on this?

MICHAEL NAFT

Go ahead while they're working on that.

AL ROJAS

I'm not against the extension on that, but I drove around there and we're talking about this. There's an empty lot there. And then, this business in this area, you see these two buildings. I think they're getting an extension for getting a building there. I drove around and there's a lot of stuff that's on the street out there, on their driveway. And here. You see stuff, like all this trash over here. These are all code violations and we spent a lot of money and time trying to clean up this area. And a lot of that stuff, we're finding it on the street. So, I'm thinking that Code Enforcement should give them the okay that all this stuff is off of

there and that they give them a one month to come up, before they get their extension to go on to proceed to do their development.

I hate to say it, but this is a typical example of a nuisance property in our community that's just putting stuff on the street. And let me show you where it's at.

There's more of that stuff you can see, and open dumpsters, and there it is on the street over there, where that's the stuff that's coming out of that area. And I've talked to people there. They're part of our neighborhood watch group and they say we really—A lot of the times we find our stuff out there. I go, well, honestly, you guys should be putting it inside. There's an open dumpster there and the law says that these dumpsters should be in their dumpster container.

So, just delay it a month and then have them clear all this stuff up. And I wanted to bring this attention to our Commissioners. That area needs to be cleaned up. Well, we've done a lot of cleanups, and we don't want to keep going over there with volunteers and bothering Metro (Las Vegas Metropolitan Police Department) and our Commissioners to clean that up. Thank you.

MICHAEL NAFT

Thank you very much. Next speaker. Please state your full name for the record.

JADE FLETCHER

Hi, I'm Jade Fletcher. I have a quick question. You mentioned that 8 through 12 is going to be held for later. I am not quite—

MICHAEL NAFT

It'll be heard separately.

JADE FLETCHER

Okay.

MICHAEL NAFT

So, if you're here to speak on that item, you can just wait a few moments and there'll be a public hearing.

JADE FLETCHER

All right. Thank you.

MICHAEL NAFT

Anyone else wishing to speak? Come forward. You got to come forward to the microphone.

UNIDENTIFIED SPEAKER

Point of clarification. Is this only for Items 4 through 26?

MICHAEL NAFT

The items, you can speak on anything on the agenda if you'd like to, but if it's after Item 26, they'll have a separate hearing on those items, in just a few minutes. Anyone else wishing to speak on anything that's left on routine action agenda? Seeing none.

SEC. 3. AGENDA

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

ACTION: APPROVED.

MICHAEL NAFT

We can move forward to Item 2, the approval of the agenda after considering any requests. Good morning, Ms. Ammerman.

JENNIFER AMMERMAN

Good morning. Good morning, Commissioners. We have the following request:

Hold to the April 22, 2026, Zoning meeting:

- Item 13, WS-26-0113
- Item 30, UC-26-0063
- Item 37, WS-26-0004

Hold to the May 6, 2026, Zoning meeting:

- Item 28, UC-26-0011
- Item 43, PA-25-700052
- Item 44, ZC-25-0836
- Item 45, VS-25-0837
- Item 46, WS-25-0838

Hold to the May 20, 2026, Zoning meeting:

- Item 29, UC-25-0033

Hold to the June 17, 2026, Zoning meeting:

- Item 38, WS-26-0048

The above public hearing items are going to be open as a public hearing and immediately recessed until the dates previously stated. With these deletions, which are Items 13, 29, 28, 30, 37, 38, and 43 through 46, the agenda stands ready for your approval.

MICHAEL NAFT

Thank you. Item 38, I believe you read a request to be held. I've spoken with the applicant, and we'd like the item to be heard today. And so, I'd like to pull that off the hold list.

JENNIFER AMMERMAN

Right. So, we will hear it.

MICHAEL NAFT

Thank you.

MOTION

WILLIAM MCCURDY II

With the recommended changes read into the record, I move approval of the agenda.

MICHAEL NAFT

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

UNIDENTIFIED SPEAKER

I was supposed to wait until Commissioner Gibson arrived to—

MICHAEL NAFT

We took care of that for you.

UNIDENTIFIED SPEAKER

Oh, okay. Thank you.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

3. Approval of minutes. (For possible action)

ACTION: APPROVED.

JENNIFER AMMERMAN

Next item, Item 3, is the approval of the minutes. The minutes of the March 4, 2026, Zoning meeting are ready for approval.

MOTION

WILLIAM MCCURDY II

I move approval of our March 4, 2026, meeting minutes.

MICHAEL NAFT

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT
The motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 26

ACTION: APPROVED.

JENNIFER AMMERMAN

Next are the routine action items which consist of Items 4 through 26. These items may be considered together in one motion except for Items 8 through 12, and Items 14 through 16, which will be heard separately. And they're subject to the conditions listed with each agenda item. Additionally, staff has the following request:

- Item 4, DR-25-0849, add the following comprehensive planning conditions: Building M to be a maximum of 6,372 square feet and a minimum of 21 parking spaces to be provided for the pad site.

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

MOTION

WILLIAM MCCURDY II

I move approval of our routine action items.

MICHAEL NAFT

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

VOTE

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

MICHAEL NAFT

That motion passes.

4. DR-25-0849-LHMH, LLC:
HOLDOVER DESIGN REVIEW for modifications to a previously approved shopping center on 8.5 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of St. Rose Parkway and west of Amigo Street within Enterprise. MN/bb/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Building M to be a maximum of 6,372 square feet;
- Minimum of 21 parking spaces to be provided for the pad site;
- 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

- 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.

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 #0337-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

5. ET-26-400009 (WS-23-0829)-4725 HOLDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for alternative building color palette within a Hillside Development.

DESIGN REVIEWS for the following: 1) Hillside Development; 2) increase building height; and 3) a multi-family residential development on 3.83 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Russell Road and west of Nellis Boulevard (alignment) within Paradise. JG/rr/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until February 7, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

6. ET-26-400010 (UC-23-0032)-ALL IN TENNIS ACADEMY, LLC:

USE PERMIT SECOND EXTENSION OF TIME for a recreational (tennis) facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements (curb return driveway, gutter, sidewalk, and streetlights); and 2) allow modified driveway design.

DESIGN REVIEW for a proposed tennis complex on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Mann Street and north of Quail Avenue within Spring Valley. MN/rk/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until March 22, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

7. ET-26-400011 (WS-23-0464)-MATTHEW1720, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce driveway throat depth.

DESIGN REVIEW for a warehouse in conjunction with an existing warehouse complex on 4.7 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located west of Marion Drive and north of Judson Avenue within Sunrise Manor. TS/jud/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until September 20, 2028 to commence or the application will expire unless extended with approval of an extension of time;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

(Companion Items 8, 9, 10, 11, and 12)

8. WC-26-400012 (ZC-23-0571)-I I5 MOUNTAIN, LLC:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) full off-site improvements; and 2) developer will place a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns for a previously approved office/warehouse and distribution center on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 9, 10, 11, AND 12).

CONDITIONS OF APPROVAL –

Public Works - Development Review

- Full off-site improvements for Serene Avenue and Gary Avenue shall be required with future development as determined by Public Works - Development Review Division.

Fire Prevention Bureau

- Applicant is advised fire access drive aisle must be 24 feet; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0156-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

JENNIFER AMMERMAN

Next are Items 8 through 12, which can be heard together.

- [Item] 8, WC-26-40012 for ZC-23-0571. Waivers of conditions of a zone change requiring the following: 1) full off-site improvements; and 2) developer will place a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns for a previously approved office/warehouse and distribution center on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise.
- Item 9, ZC-26-0103. Zone change to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north and south of Richmar Avenue and east of Decatur Boulevard within Enterprise.

- Item 10 VS-26-0104. VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Gary Avenue and Decatur Boulevard and Arville Street; a portion of right-of-way being Meranto Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Richmar Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Ullom Drive located between Serene Avenue and Gary Avenue; a portion of right-of-way being Serene Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Decatur Boulevard located between Serene Avenue and Richmar Avenue; and a portion of right-of-way being Gary Avenue located between Decatur Boulevard and Arville Street within Enterprise.
- Item 11, UC-25-0105. Use permit for public utility structures (utility poles, public utility buildings and structures, including an electric substation, and aboveground utility lines located outside the existing aboveground utility corridor). Waivers of development standards for the following: 1) increase structure height; 2) eliminate and reduce street landscaping; 3) eliminate parking area landscaping; 4) reduce buffering and screening; 5) increase retaining wall height; 6) reduce gate setback; 7) increase the parking aisle length; 8) allow modified driveway standards; and 9) waive full off-site improvements. Design review for public utility structures, including a data center with electric substation and other ancillary structures, rerouted aboveground utility lines, and new utility poles on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise.
- Item 12, TM26-50027, Tentative map consisting of 1 industrial lot on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise.

MICHAEL NAFT

Thank you. Good morning.

ED GARCIA

Good morning, Mr. Chair, Commissioners. Ed Garcia, 9555 Hillwood, here on behalf of Switch, who is the ultimate end user of this project. This is a data warehouse local project, located at the southeast corner of Serene and Decatur. This is the standard switch development that we're all familiar with. The project consists of three buildings and two substations, along with ancillary structures. The waivers that we just heard go through are the standard waivers that are associated with these types of projects, primarily dealing with the walls, alternative wall standards, and height standards due to security issues, and the interior landscaping due to the fact that these projects typically don't generate a lot of parking traffic.

So, this just very briefly, I'll tell you a little bit about the project. The prior approval on the project, this site is already approved for industrial development. In fact, it's zoned industrial, except for a small portion of it, but it's zoned industrial and it's approved for 10 buildings, nearly 750,000 square feet of space on the currently approved plans for this project.

So, as stated, the alternative which we're proposing today is three buildings and less than about a third of what the previously approved 750,000 square feet. It's important to note that this project is using the latest technology, as far as no evaporative cooling. We've done this before in the county, but this is the new standard for Switch, and it's important to note that, so the projections are that we'll actually have less water impact than what's currently approved on the project. So, there's also, as I mentioned, substations provided on-site to service the project, which will address and not only help the energy reliance system in the area, but we think will be a benefit to everybody in the community.

So, the waivers, very specifically the ones of note, there may be more, obviously, at your discretion you might want to discuss, but the ones I think that are of note are the waiver of off-sites along Serene. We are not, as you can see from this, proposing anything on the parcels adjoining Serene, therefore, the waiver for the off-site improvements along Serene. There is also a waiver for throat depth reduction along Richmar, which it's only going to go into a switchyard.

So, the reason, as you know, is usually because they want a longer queue for potential turnouts and they don't want lines developing, but because it's a switchyard, we don't believe that, and staff concurs, that that would necessarily be an impact on the community.

I should also mention that this project, unlike the last project currently approved, has 30 feet of buffer between the property development and the neighbors to the north. So, that's something that's been done in a combination with the neighbors to the north. And I should mention why I'm talking about the neighbors to the north. We've had some ongoing discussions with the neighbors to the north, and they'd actually asked that I read something on the record here today.

So, they wanted us to reaffirm that we're currently engaged in negotiations with the abutting neighbors to the north and the potential impacts on the development. Both parties are committed to pursuing the process and they've laid out with the goal to reach a resolution of any concerns. So, with that being said, we think this is overall a good change, good revision to what's currently approved on the project. We think it'll be less impacts. Obviously, there's going to be a lot less traffic because these data warehouses don't generate a lot of traffic, as opposed to 10 buildings and 750,000 square feet of industrial space. So, with that, we're in agreement with all of, except all of the staff's recommendations, and would respectfully request your approval.

MICHAEL NAFT

Thank you very much. This is a public hearing on Items 8 through 12. Anyone wishing to speak, please come forward at this time. Good morning.

TOMMY LOPRESTI

Good morning, Commissioners. Tommy LoPresti, 9341 Dean Martin Drive. I just became familiar with the project recently. I live in the area, not as close as the north neighbors that they've been talking about. There's obviously been a lot more communication with them than there has been with the rest of the area, which is a little bit unsettling. We have a very tight-knit community group that's right down the street. We have a group of about 300 neighbors that are very proactive in watching development in our area and we were never reached out to. I've never spoken to anybody about this. Certainly, a company like Switch doesn't need to waste time on small neighbors to the north and south of an area, but it would've been nice to be a little bit more involved in this process as it came through. It seems like we're almost already to the stages of approval for a lot of it.

So, just a few issues that I would've had. Nine waivers of development standards on a completely barren piece of land really doesn't make sense to me. Last Town [Advisory] Board, we had a neighbor that was trying to get a permit for a carport that was denied. So, here we have a residential neighbor just wanted a cover for his car in 120 degree heat and he wasn't able to do it because of the height of the carport, which was going to be lattice, not even a solid wall. So, it's amazing some of the luxuries that some of these contractors and developers get when it comes to their own particular projects.

So, we would just ask at least that they try to keep some of the interior landscaping. That's a normal standard. This is a humongous cement project with steel roofs, I'm assuming that's going to add quite a bit of heat to the area and they're asking to remove, for some reason, for security purposes, no trees, so someone can't climb a tree and jump a 14-foot wall with spikes on top, onto their property.

No landscaping on the interior doesn't really make sense to me. They should be required to at least put some greenery. I'm not sure what can be worked out, but right down the street from there, there's a cell tower that's dressed up like a palm tree. So, there's ways to make things that are a little bit sterile and industrial to fit the residential area and the feel of the neighborhood.

So, we would request that there be some more work put on outside and interior landscaping on a project like this. I can appreciate the thought process of less traffic and less cars. That would be very much welcomed in this area, since we've gotten bombarded with apartments and homes over the last few years. So, not the worst project in the world, but I certainly think it could use a little bit of tweaking before it gets a full approval. Thank you.

MICHAEL NAFT

Thank you very much. Anyone else wishing to speak on Items 8 through 12, please come forward at this time. Good morning.

PAM KAISER

Good morning. My name is Pam Kaiser. I reside at 3485 Vicki Avenue. I'm going to just go ahead and read this. It'll be faster.

This is a residential neighborhood. The data center is a size not compatible or comparable to existing family homes in the area. The new development across the street is a multi-family which has generated waivers of standard decreased density. The data center is not compatible in mass height or architecture of existing homes. The landscape requirement for data center is not aesthetically enhancing to the area.

It sounds like this is probably going to go through, but if you are going to put it through, they have 14-foot walls with spikes on top. I don't know too many people that could probably get through that. So, the landscaping around it should be at least compatible with the neighborhoods, so that they have something to look at besides walls. Because if you're in a residential neighborhood and on a corner, we have to have low walls with wrought iron, so people can not have big walls around.

So, why are they allowed to do this? If we're going to go forward with it, please increase the landscaping trees. Just the data center alone, with the heat that's going to be generated off of it, we need to not have as many rocks. There's landscape of ground cover that doesn't take a lot of water. There's trees. Please consider doing something a little different and not give them everything they need. Give the neighborhood something too, please. Thank you.

MICHAEL NAFT

Thank you. Anyone else wishing to speak, please come forward.

JADE FLETCHER

Hi, I'm Jade Fletcher. I'm here with my husband, Aaron Fletcher. We live at 4813 West Richmar Avenue, which is literally right across the street from where they're thinking about doing this. To give you a little bit of context, we purchased the home in August of last year of 2025. I uprooted my one-year-old and my three-year-old, excuse me, moved from California over to this area. And we really relied on the county records that showed that this was going to be an office warehouse space. So, obviously, a data center is very different than what we signed up for.

First of all, as you guys probably know, it runs 24/7. There's industrial cooling, backup generators, there's constant noise. Like I said, I have two littles. I'm trying to start a family and settle down in Las Vegas, here. The other thing is, we are on a private well. There's well contamination risks based on all of the different

electronics and everything going in. And, as other neighbors mentioned as well, heat, light pollution, et cetera. That being said, I think, as everyone has mentioned, ideally it gets disapproved. But, that being said, it sounds like things are already going to move forward. So, yes, landscaping, the things about the increase of building height, the reduced setbacks, all of that is what protects residential neighborhoods from said industrial neighborhoods, which is why they're in place. So, them waiving it is pretty alarming, in my book.

And, at the end of the day, like I said, we really just want to be able to settle. This is what we were trying to—We didn't sign up for this. So, ideally, if it is going to go through, make it a little bit, as everyone has said, make it more pleasant, make it a nice neighborhood to raise kids. That's really what our idea of being here was, or is. Thank you.

MICHAEL NAFT

Thank you. Anyone else wishing to speak on Items 8 through 12, please come forward. Seeing none, I'll close the public hearing. Commissioner Jones.

JUSTIN JONES

Thank you. I'm going to ask Mr. Garcia to come back up to the podium. But, in the meantime, for the last speaker, I absolutely understand your concerns. However, this development was approved in 2023 for a high-density industrial development, which would've had substantially more truck parking, truck traffic, noise, all of the above, on Serene. And also, it's adjacent to the existing National Guard Armory. And I know for a fact, having been to the armory with staff here, that they do drive their tanks and other vehicles around there. So, those were things that existed before you purchased the home. I'm really sorry for what you feel, but, unfortunately, these were things that happened before you purchased your home in 2025.

Mr. Garcia, can you address the landscaping questions? My understanding is not that all landscaping is being requested to be waived, but only trees. Can you provide more information about that?

ED GARCIA

Yes, Commissioner. Once again, Ed Garcia, for the record. My understanding is that that is correct. We're not waiving everything internally. And part of the question here becomes what it's internal to the project and, frankly, because some of the exterior being the way it is, a lot of these are really for internal use, for the folks who are actually at the data center. I would like to just make a couple quick points. We are not exceeding the height that's currently approved. We're not exceeding what was previously approved on the location. I mentioned the issue about the landscaping, and we're happy to do that at your pleasure. To reiterate that, it is simply just the trees and that obviously, again, for concerns internally to how the operational concerns. The heat issue, it's actually going to be very responsive to the heat question. Actually, everybody knows that heat isn't conducive to having a data warehouse. So, a lot of the things, structures that are put in, I think this rate's very high on the sustainability scale because of that, because you want to reduce heat, because it means less that we have to cool the internal buildings. So, just want to clarify those couple points.

JUSTIN JONES

Okay. All right. And, just to be clear, water is always an issue with data centers, so can you clarify Switch's approach to water conservation?

ED GARCIA

I'm certainly not an expert about the operations of the non-evaporative cooling, but it is a closed-loop system, so it doesn't utilize evaporative cooling. So, it's much, as I've been told, like a radiator. So, being closed-loop, that's what that tells me. And so, it doesn't simply single-use evaporative cooling for which we see in the past.

JUSTIN JONES

Okay. With regards to the properties to the north, you've put your comments on the record. I've had conversations with several of the neighbors on that side. Obviously, that's between you and them. In the event that Switch purchases those lots, or some of those lots, then you understand that you'll have to come in for an additional application?

ED GARCIA

Yes. I look forward to seeing meet with you again, Commissioner.

JUSTIN JONES

And that application may mean that the waivers along Serene for off-site improvements, I would say probably won't be granted because we expect the improvements to be made on Serene. The only reason they are not being required right now is because there are rural neighborhood neighbors on that side of the proposed project.

ED GARCIA

Completely understand. Thank you, Commissioner.

MOTION

JUSTIN JONES

Okay. All right. With those considerations, I'll go ahead and move for approval agenda Items 8 through 12.

MICHAEL NAFT

Thank you. There's a motion for approval of Items 8 through 12. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes. Thank you.

- 9. ZC-26-0103-DECATUR SILVERADO INDUSTRIAL, LLC:
 ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north and south of Richmar Avenue and east of Decatur Boulevard within Enterprise (description on file). JJ/gc (For possible action)

ACTION: APPROVED (COMPANION ITEMS 8, 10, 11, AND 12).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Applicant is advised fire access drive aisle must be 24 feet; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0156-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

10. VS-26-0104-I I5 MOUNTAIN, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Gary Avenue and Decatur Boulevard and Arville Street; a portion of right-of-way being Meranto Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Richmar Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Ullom Drive located between Serene Avenue and Gary Avenue; a portion of right-of-way being Serene Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Decatur Boulevard located between Serene Avenue and Richmar Avenue; and a portion of right-of-way being Gary Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 8, 9, 11, AND 12).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge VS-23-0572;
- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- If Richmar Avenue is vacated and existing single family residence is not demolished than an address change shall be required at final map recordation.

Fire Prevention Bureau

- Applicant is advised fire access drive aisle must be 24 feet; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

11. UC-26-0105-I I5 MOUNTAIN, LLC:

USE PERMIT for public utility structures (utility poles, public utility buildings and structures, including an electric substation, and aboveground utility lines located outside the existing aboveground utility corridor).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate and reduce street landscaping; 3) eliminate parking area landscaping; 4) reduce buffering and screening; 5) increase retaining wall height; 6) reduce gate setback; 7) increase the parking aisle length; 8) allow modified driveway standards; and 9) waive full off-site improvements.

DESIGN REVIEW for public utility structures, including a data center with electric substation and other ancillary structures, rerouted aboveground utility lines, and new utility poles on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 8, 9, 10, AND 12).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge the waivers of development standards and design review portions of ZC-23-0571;
- 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;
- Full off-site improvements;
- Full off-site improvements for Serene Avenue and Gary Avenue shall be required with future development as determined by Public Works - Development Review Division;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Serene Avenue and Gary Avenue;

- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant shall dedicate and construct a combination right-turn lane and bus turn-out on northbound Decatur Boulevard per CCUSD No. 234.2 and 234.4, with a 5 foot x 25 foot concrete shelter pad behind sidewalk, approximately 50 feet to 300 feet north of Richmar Avenue.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0156-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

12. TM-26-500027-I I5 MOUNTAIN, LLC:

TENTATIVE MAP consisting of 1 industrial lot on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 8, 9, 10, AND 11).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge TM-23-500121.
- 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;
- Full off-site improvements for Serene Avenue and Gary Avenue shall be required with future development as determined by Public Works - Development Review Division;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Serene Avenue and Gary Avenue;

- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant shall dedicate and construct a combination right-turn lane and bus turn-out on northbound Decatur Boulevard per CCUSD No. 234.2 and 234.4, with a 5 foot x 25 foot concrete shelter pad behind sidewalk, approximately 50 feet to 300 feet north of Richmar Avenue.

Fire Prevention Bureau

- Applicant is advised fire access drive aisle must be 24'; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0156-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

13. WS-26-0113-TROPICANA LAND, LLC:

WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.

DESIGN REVIEW for a resort hotel on a 26.11 acre portion of 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Tropicana Avenue and east of Las Vegas Boulevard South within Paradise. JG/nm/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO THE APRIL 22, 2026, PER THE APPLICANT.)

(Companion Items 14, 15, and 16)

14. ZC-25-0171-SEABASS REALTY, LLC:

HOLDOVER ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north of Maule Avenue and east of Spencer Street within Paradise (description on file). JG/mc (For possible action)

ACTION: APPROVED (COMPANION ITEMS 15 AND 16).

CONDITIONS OF APPROVAL –

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0091-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

JENNIFER AMMERMAN

Next are Items 14 through 16.

- Item 14, ZC-25-0171. Holdover zone change to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north of Maule Avenue and east of Spencer Street within Paradise.
- Item 15, VS-25-0173. Holdover vacate and abandon a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise.
- Item 16, DR-25-0172. Holdover design review to expand a transportation service facility on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Maule Avenue and west of Eastern Avenue within Paradise.

MICHAEL NAFT

Good morning.

DIONICIO GORDILLO

Mr. Chair, good morning. Dionicio Gordillo, 204 Bell Isle Court, Henderson, Nevada, 89012, here on behalf of the applicant. With me this morning is also Mr. J.R. Mahal. He's the legal counsel and risk manager and part owner of Windstar Lines, which is the applicant. And then, we also have Nemesio, which is the operations manager here locally.

I'll try to keep my comments very brief. I think we've gotten to a point where we've reached some form of agreement with some conditions, which I'll get to in a second. And I know there's some neighbors here that might want to speak as well. First item, let me run through the first two, is a zone change. On the north side of Maule, between Spencer and Eastern, areas master planned industrial, we're coming in with a conforming zone change, entirely consistent with what's been developing out there. We're also within the AE-60, which is subject to average of daytime, nighttime noise impacts from the airport. We appreciate staff's recommendation of approval and we are in agreement with all conditions of approval.

On the vacation abandonment, which was the second item, all we're doing is vacating a portion of Maule Avenue so that we could do the code requirement of a detached sidewalk. Again, we're in agreement with all conditions of approval on that. The final item, which is the one that's taken the longest is the design review. It's taken a number of years for us to get here. We're finally happy to be here in front of you. We've worked with the neighbors quite a bit, at least, that I'm aware of, at least over a year now, on various iterations of this plan that I'm going to showcase here. The plan here is overlaid on the aerial, and I can get into the details of the plan that is on file right now, but basically what we have is we're expanding a transportation service facility.

Currently, the transportation service facility exists on this parcel, which is 1.2 acres. It was originally approved in 2007, constructed. It's been in operation since 2009. What we are doing, or what our request is, to expand that facility to incorporate this parcel and these two parcels as well, for a total acreage, a total whole site acreage under the proposed plan, of 3.2 acres. So, we believe that just from the expansion of that footprint alone will mitigate a lot of the issues that I'll talk about here in just a second. As you can see, it is industrial. Now, there is residential to the south, and that's where we've spent most of our time working with the residents.

Here's a more detailed plan with some call-outs and some highlights that we'll talk about here with the conditions of approval. We've had probably four or five neighborhood meetings with the neighbors. Again, going over a year now, where we've elicited feedback from them, we've incorporated their comments where we could, and still having a viable operation of a business here. This plan that you see before you, I would say, addresses the majority of their concerns. And when I say addresses, not only mitigates, but in some cases eliminates some of the concerns that they have, which is primarily noise. Noise related.

Again, after those neighborhood meetings, I think this is probably maybe the eighth or ninth iteration of this plan that you have before you, and this is the one that we feel most comfortable with. On the design review, what we've done is I've worked with their attorney to try to come up with a list of conditions that would be acceptable to us and to the majority of the neighbors. May not be all the neighbors, but I think for the most part it addresses all the concerns that have come up with this plan here so that we— Basically, what we present to you is what we're going to stick to. This is what we're going to do. And those conditions, I believe Jennifer has a copy of. I'm sorry, 11 conditions that we are amenable to incorporating as part of the notice of final action. I know their attorney is also happy with those conditions, and I'll let her speak and I'll let the neighbors speak as well. But I guess, Jennifer, would you like me to read these into the record, or just submitting them with the minor revision would suffice?

JENNIFER AMMERMAN

I think it'd be best to read into the record.

DIONICIO GORDILLO

Okay. I'll do this quickly. The conditions that we are agreeing to and that we'd like to put on record for this design review for Item 16, first condition is one year to review as a public hearing. Second condition is no on-street parking on Maule Avenue for any employees and/or coaches or buses that are part of our business. Eastern driveway, which is this driveway here, is for entrance only, and the western driveway here is for exit or egress only. All coaches that exit this driveway will no longer travel on Maule to Eastern. They will go west to Spencer and up to Sunset. We are providing a 10-foot-high—

Let me show you the exhibit here just so that you can see what it looks like. We are providing, along Maule, back of landscaping, which we're providing an additional five—So we're providing a total of 20 feet of street landscaping on Maule. Behind that landscaping, we are doing a 10-foot-high, and that would be condition number five, a minimum 10-foot-high decorative block wall with solid gates as depicted on the plan. The gates to remain closed when business is closed, but in no case shall gates be open beyond the daytime hours. And what that means is we have daytime hours which are 6 a.m. to 10 p.m. Sometimes the business closes early, sometimes it doesn't, but in no case shall those gates remain open after 10 p.m., which is daytime hours. Again, that is condition number six.

Number seven, which we agreed to, is to train all the new drivers to ensure compliance with these conditions of approval and to include but not limited to, of course, no parking on the street, no beeping of the horns, and adhering to the established noise and idling parameters per the air quality regulations. There are regulations that indicate the maximum amount of time that you can idle, in this case, a bus or a coach. We are in full compliance with that.

Landscaping, block wall, and gates along Maule, as you see on this plan, to be completed during the first phase of construction. The idea is, of course, to do all the grading, get our technical studies like our drainage study, off-site improvement, civil plans done at one time. It could all be done in one phase, but if

there's a possibility that it's done in more than one phase, we are agreeing to doing the streetscape, again, off-sites, curb gutter, sidewalk, full with paving, landscaping, and the block wall during the first phase of construction.

Condition number nine, full compliance with the air quality provisions regarding the amount of time the motor coaches are idling, and to not keep the vehicles in reverse for any extended length of time due to the beeping, of course, that occurs by them doing that.

Condition number 10, coaches or buses, and we use that term interchangeably, that enter after hours of operation of the business to park in designated after hours operation parking spaces per plans. And what we are saying, in essence, the intent by that, very wordy way of saying that any buses that come in after hours, they have to pull in to these parking spaces designated in the northwest portion of the site, so that precludes them from backing up and, of course, making that noise pollution.

And then, finally, condition number 11, maximum number of buses to be 52, which is what we're showing on this plan. Eight designated parking spaces dedicated after hours and limit the driveway and access points as to what we're showing here. Two driveways, one is ingress, the other is— Excuse me, the other is egress. And any of those conditions can only be waived or modified through a public hearing, which we intend to do with condition number one.

If it turns out that we're operating and the eight is insufficient, when we do the review, then we can address the issue of possibly expanding the designated after-hours parking spaces. So, those are the conditions that we have that Liz and I worked on, their attorney. I'll let her speak at this point in time. But from Windstar Lines and my applicant, we respectfully request your approval per these conditions and per the plans that we have before you.

MICHAEL NAFT

Thank you. If that concludes your presentation, I'll go ahead and open up the public comment at this time. Anyone wishing to speak on Items 14 through 16 can come forward. Good morning.

LIZ SOROKAC

Hi, good morning, Commissioners. Liz Sorokac, 8965 South Eastern Avenue, here on behalf of several of the neighbors who live across Maule to the south of this proposed expansion, and three of them are here today to speak.

With respect to the conditions that Dionicio read into the record, the neighbors are supportive of those and in favor of them. They do have a couple of items that unfortunately we were not able to come to conditions on, and they're going to take their time this morning to speak on those. But with respect to those conditions, they are in agreement with those conditions. And I appreciate all of the efforts that Dionicio made with these additional conditions and staff as well, as well as the owner and operator of the facility.

So, thank you for that, and I'm going to give the neighbors opportunity to speak. But I did want to confirm that we're good with the conditions. Thank you.

MICHAEL NAFT

Thank you. Anyone wishing to speak on Items 14 through 16, please come forward.

KENIA PARDO-MOSCOSO

Good morning, everyone. Dear Clark County Commissioners, my name is Kenia Pardo-Moscoso, and my home is located directly behind the bus company property at 2100 East Maule Avenue. I'm speaking today because the proposed zoning change will significantly increase noise levels immediately adjacent to our residence, particularly affecting our second-floor primary bedrooms that face the street and have no buffer or sound protection from Maule Avenue. We already experience constant noise from the site 24/7. If this rezoning is approved, we respectfully request that you restore our basic right to the quiet enjoyment of our property by requiring the following reasonable low-cost conditions.

Replace the constant reverse warning beeps with white noise or broadband sound alerts. This is proven an available technology that effectively warns workers without disturbing neighboring homes. And mandate continuous real time noise monitoring using certified equipment with data logged and made publicly available request the operator to submit detailed monthly reports to Clark County and directly to affected residents.

These aren't big requests. They are basic courtesy that should have been in place from day one, not something we residents have to fight for. And I believe it is why we citizens elect you to protect our quality of life or right to sleep, relax, and feel safe at home. We shouldn't be the ones policing a company that knows we are right there. If you approve this zone change, please make it conditional, require the operator to be subject to noise monitoring at all times. May God guide your heart and mind to a fair decision for both parties today. Thank you for listening.

MICHAEL NAFT

Thank you very much. Anyone else wishing to speak, please come forward.

GINO IEZZA

Good morning. My name is Gino Iezza. I live at 2072 Culmination Lane, it's directly across the street from 2100 Maule Avenue. And the reason why I'm here is I do agree with most of the provisions, but like Kenia mentioned, we would like the white noise on the buses to be implemented, hopefully within the next three months. Because, just to show you, give you an example right here of the noise that the buses make, so you can hear it for yourself. Let's see if I can turn this on right here.

This happens 24 hours a day. It could happen at 2 a.m. in the morning, 1 a.m. in the morning, anytime. And the current plan, the way it's set up right now, these buses would be backing into this area right here and still making that kind of noise during the daytime. We don't know if it's going to effectively block the noise at night. This happens— Look at it, it's backing up into the street right there, and you can see that that is not something that anybody would want to have to live with.

So, I actually proposed a different plan right here, which would, if they actually consider it right here, this is the ingress right here in Maule Avenue, and the same egress right here. But the parking structure is different right here where they'd have 54 spaces. There's plenty of room north and south of the lot right here. And there's also employee parking on both sides where we're not exactly impacted by the buses right here backing in. This would be cars, employee parking for the cars. And instead of having the— What is it called? The maintenance shop right here, the maintenance shop could be right here in the back.

MICHAEL NAFT

Just to make sure our record is clear, could you— Thanks. We hear it. The beeping loud and clear. I just want to make sure we can hear you.

GINO IEZZA

Oh, okay.

MICHAEL NAFT

Thank you.

GINO IEZZA

Okay. I apologize. And so, the maintenance shop right here—

MICHAEL NAFT

I'm just asking you to pause your video.

GINO IEZZA

Oh, I'm sorry. Yes.

MICHAEL NAFT

Thank you.

GINO IEZZA

Okay. You could see how annoying that is right there, right? That's what we're dealing with day and night. We've talked to Commissioner Gibson, and I graciously appreciate his time that he gave us. But anyways, these are some of the things we want. The white noise alarm I think would alleviate all that. It is OSHA (Occupational Safety and Health Administration) approved. It is approved by Nevada. I have the codes right here. We would ask that the company would implement these right here so that way— It says, yes, "OSHA above allows white noise backup alarms on coach buses backing into Nevada official position, clear and direct. Federal OSHA explicitly permits broadband white noise reverse alarms."

And I think these are some of the codes right here that approve that. So, Anyways, we're hoping that would be something that you'd consider, and then that would be required for the buses right now in the meantime. Thank you.

MICHAEL NAFT

Thank you very much. Anyone else wishing to speak, please come forward.

DAVID IVY

Good morning. David Ivy, 2056 Culmination, right behind the property. They said everything, that sound is what we live with 24/7. And I received this, it says, "Do you oppose or approve the plan?" I like their plan, I appreciate their plan, and I approve it, but it's under duress. I'm only approving and I'm only for that to stop this, because this is what we have now. I feel like I'm muscled. I feel like I'm extorted, legally extorted. If this doesn't go through, we go back to that. And there's no plan that if this doesn't go through. So, I'm kind of in a tight spot to— I have to approve this because we can't live with what this is right now.

So, it's a Sopranos episode. We've all seen it. Tony buys a house on the water. He doesn't want it anymore. He has to give his deposit back. What does he do? Parks a boat outside the house playing music all night until the guy finally relents and gives him his money back. That's where I feel like I'm at. I'm muscled into agreeing with this, but it seems like that's what we have to do. This is what we would live with now. If this helps it, great. I don't have a choice, we have to agree with it. Thank you.

MICHAEL NAFT

Thank you. Anyone else wishing to speak? Good morning.

JOHNNY FLANAGAN

Johnny Flanagan, 1745 Rockwell Lane on the east side of town. I'm just coming in. What I'm concerned about is carbon monoxide poisoning. I see a big fence coming up, and we have windy days. I see two people here from the backside. Is that carbon monoxide poisoning because of buses going to affect their families by polluting their house, their air conditioning, or anything else? That's just a question I would put out there. Carbon monoxide poisoning is pretty serious. We gather within our school district because the buses are all together, that's the most time that it can be effectively hurting human beings. I'm just curious about that one. Let y'all have that to play with.

MICHAEL NAFT

Thank you. Last call for anyone wishing to speak on Items 14 through 16, please come forward. Seeing none, I'll close the public hearing. Commissioner Gibson.

JIM GIBSON

Thank you, Mr. Chairman. Mr. Gordillo, please come back up. First of all, the white noise, have you and your client taken a look at the white noise solution?

DIONICIO GORDILLO

So, yes. The simple answer is yes. The problem is we— I guess my first question is, why didn't this come up a year ago? The white noise issue only came up within the last 48 hours.

JIM GIBSON

Well, in fairness—

DIONICIO GORDILLO

We are looking—

JIM GIBSON

In fairness, Dionicio, the issue of the noise came up at the very beginning.

DIONICIO GORDILLO

Sure, absolutely.

JIM GIBSON

Yeah, the solution that they came up with as an alternative didn't come up until somebody found it, I think. But in the end, we've been very concerned about the bus backup beeping.

DIONICIO GORDILLO

And that has been our number one issue. I'm kind of disappointed to hear Mr. Ivy. We're not in any way trying to put the screws on him. There's just the reality right now of what we have out there is we have the current site plan. I don't know if you can— Sorry. The current site plan, which is on a little bit over one acre, there's absolutely no way for these coaches to enter or exit this property without backing up. That's the reality. Those are the cards that they were dealt with. Those are the cards that we were dealt with when we purchased this property.

The idea, of course, is to expand it, that footprint, so that we, in some cases, eliminate some of that noise. And I believe that we can. I think we're there with the not only issue of separation, distance from their perimeter block wall, but also with some of the sound barriers that we're doing along the Maule with that 10-foot-high block wall, we think we can minimize and, in some cases, eliminate some of that noise. Now, in the end, will it still happen? Yes, but not to the extent that they're experiencing right now under that small parcel that's there now.

On the white noise issue, brought up to Windstar Lines, we are looking into it. We're committed to it. We're just unsure, not just OSHA, if it's OSHA compliant, but also whether it meets insurance requirements. That's where we're at with the white noise. I can't stand up here and commit to a condition other than some form of advisory where we will look into it. I think it's great. I've listened to it ever since it came up. I've been on the internet Googling all that. And yeah, I think it minimizes the noise. But at this point in time, we just don't know whether it would meet all the requirements to be able to retrofit our coaches with that white noise.

JIM GIBSON

So, in your mind, what would be a fair condition related to looking into the white noise?

DIONICIO GORDILLO

I think we could certainly add that to the one-year review. If in fact we— Well, obviously if we find that it does meet OSHA and it does comply with insurance requirements, then yeah, we will retrofit our coaches.

JIM GIBSON

So, we could impose a condition that indicates that if it meets with the requirements of your insurance carrier, and as suggested here, meets OSHA requirements, that you'd be willing to be obligated to do it.

DIONICIO GORDILLO

Yes, Commissioner. I guess the only issue is if we would get something from OSHA saying, yes, you meet that, or is there provisions in place that say that this white noise specifically meets that requirement?

JIM GIBSON

Okay. Do you have anything further?

DIONICIO GORDILLO

No. Again, I just wanted to address Mr. Ivy's comment. We're not in any way trying to pressure— We've tried to work with all the neighbors, tried to come up with a solution. We do believe that our plan honestly addresses a lot of those concerns. And in the end, I think we can show that once this is expanded, that it will eventually virtually eliminate some of that noise impacts that they're subject to right now.

JIM GIBSON

Thank you. We first got into this by a call from the neighbors, and my staff and I have both been over to this area at different hours of the day, and what we have observed are pretty much what the neighbors are complaining about. The thing that I think militates in favor of the development is that the only way to improve operating conditions over there and the living conditions of the folks that are your neighbors is if the expansion occurs.

I think, was it a Mr. Ivy who is willing grudgingly to support it simply because he can't tolerate where he is today? Now, I get that the first approval was given in 2007. It's been a long time. And obviously since these people moved into these homes, they've been enduring the noise. We need to take care of that just as quickly as we can. And if it turns out that— And I'm going to impose that additional condition of the white noise, but I'm going to suggest to you that if it turns out that the insurance carrier responds that it is OSHA compliant and that your people can be trained in a way that enables this to happen quickly, I think it ought to be one of the first things you do as a gesture of good faith to the neighborhood.

Their principal concern has been the noise. It doesn't take care of the sound of a diesel bus pulling in, in the middle of the night or at some hour after people have gone to bed. That we can't do anything about. But what we can do is address this backup beeping. Maybe you need to turn and get a nod from your client, but I'm going to expect that you're going to determine at the earliest possible time whether or not it is compliant fully with your insurance carrier's requirements and with OSHA standards. And if so, that you will begin to do the conversion at that time. Is that agreeable?

DIONICIO GORDILLO

I can go on record saying that we've had that discussion. He's fully committed to that. Again, it was just, we didn't hear that until the last 48 hours.

JIM GIBSON

Okay.

DIONICIO GORDILLO

But, yes, we are moving forward on trying to determine, one, if we can meet those requirements. And if so, yeah, start to retrofit those coaches.

JIM GIBSON

So, for the neighbors' edification, we've met with Dionicio a number of times. We've agreed that the item isn't ripe yet for processing until we have a further, what I'm going to say, accord. Reach some agreements with the neighbors. Thank you, Dionicio, for your diligence and staying with this thing and reaching out. And Liz, we appreciate very much your involvement, because I think it's helped an awful lot.

At this time, I'm prepared to move approval subject to the conditions that have been read and the one additional requirement related to the white noise. Do you need me to say it again, or is it clear?

JENNIFER AMMERMAN

I think it's clear. Thank you.

JIM GIBSON

Okay.

JENNIFER AMMERMAN

Can I just ask one thing? I'm not sure, Dionicio, if we have the plans with the elevation of the wall. I know we have the revised site plan, but if we don't have that, can you please give it to someone?

DIONICIO GORDILLO

No, you should. It was submitted.

JENNIFER AMMERMAN

Okay.

DIONICIO GORDILLO

Hold on, let me make sure. This is this one, correct? Yep, that's it. Yeah.

JENNIFER AMMERMAN

Okay. Thank you.

JIM GIBSON

We're square?

JENNIFER AMMERMAN

Yes.

JIM GIBSON

One other thing that is worth noting, this is not a condition, but I think it's important for you to know this. There are administrative things that come to us occasionally when a project is in process. And instead of treating it entirely as an administrative thing, on this item, anything that comes forward will be shared with the neighbors, with their counsel, so that there aren't surprises. What's going to be really important here is that we're forthright, that everyone understands what's going in and when. The more communication, the better. And so, know that, and make sure that your contractor and others understand that if anything comes in that would otherwise be permissible to take action upon administratively, it won't just be my office. We're going to make sure that we reach out and people get to see it. Is that understood? Okay.

DIONICIO GORDILLO

Absolutely.

MOTION

JIM GIBSON

Thank you for your work. Thank you, Liz. Thank you folks from the neighborhood, we appreciate very much the way you've constructively taken a look at this. Not an easy thing for you, I get that. But the hope is that this development will actually improve things even though it expands the yard. The only way to improve the things that you've been complaining about, I think, is to allow the expansion and then put the requirements on that we're putting on it. Thank you very much for that. My motion is to approve subject to the conditions and the one additional condition that I just read, or commented upon.

MICHAEL NAFT

There's a motion for approval on Item 14, 15, and 16. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion passes.

DIONICIO GORDILLO

Thank you, Commissioners. Thank you, Commissioner Gibson.

MICHAEL NAFT

Thank you. Just a point of clarification. We've received some cards on Item 28. If anyone is still in the audience on Item 28, those items have been held, so they will not be heard today. Thank you.

15. VS-25-0173-PRUDENTIAL, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise. (description on file). JG/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 14 AND 16).

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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

16. DR-25-0172-PRUDENTIAL, LLC:

HOLDOVER DESIGN REVIEW to expand a transportation service facility on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Maule Avenue and west of Eastern Avenue within Paradise. JG/rg/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

- 1 year to review as a public hearing;
- No on-street parking on Maule Avenue for any employees and/or coaches/buses;
- All coaches/buses exiting the property to travel west on Maule Avenue to Spencer Street;
- Minimum 10 foot high decorative block wall along Maule Avenue with solid gates per plans;
- Gates to remain closed when business is closed.
- In no case shall gates be open beyond daytime hours;

- Training for new drivers shall ensure compliance with conditions of approval and to include, but not limited to, no parking on the street, no beeping of horn, and adhering to the established noise and idling parameters per Air Quality regulations;
- Landscaping, block wall and gates along Maule Avenue to be completed during first phase of construction;
- Full compliance with Air Quality provisions regarding the amount of time the motor coaches are idling;
- Vehicles shall not be kept in reverse for any extended length of time due to the beeping of the reverse alarm;
- Coaches/buses that enter after hours of operation of the business shall park in designated after hours operations parking spaces per plans;
- Maximum of 52 buses on site;
- 8 coach/bus parking spaces dedicated to after hours;
- Conditions may only be waived through a public hearing, including through the 1 year review hearing;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 1 year from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Limit driveway ingress/egress as follows: eastern driveway to be for ingress/entrance only and western driveway to be egress/exit only.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0091-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. ZC-26-0069-FELIX, LOGAN & KARI:

ZONE CHANGE to reclassify 1.77 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located north of Riverside Road and west of Sarah Shannon Drive within Bunkerville (description on file). MK/gc (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

18. ZC-26-0098-185 BCC, LLC:

ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Gilespie Street within Enterprise (description on file). MN/rk (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; that fire/emergency access must comply with the Fire Code as amended; provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is currently under plan review for a septic system conversion to the Clark County Water Reclamation District (CCWRD) sewer system; and any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.

19. VS-26-0100-185 BCC, LLC:

VACATE AND ABANDON a portion of right-of-way being Windmill Lane located between Rancho Destino Road and Gilespie Street within Enterprise (description on file). MN/bb/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Windmill Lane improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;

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

Fire Prevention Bureau

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

20. UC-26-0099-185 BCC, LLC: USE PERMITS for the following: 1) recreational and entertainment facility; and 2) vehicle maintenance and repair.

WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.

DESIGN REVIEW for a retail and office development with outdoor activity area on 0.92 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Gilespie Street within Enterprise. MN/bb/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Outdoor events, including but not limited to animal adoptions, goat yoga, and adoption visitors are limited to the hours of 6:00 a.m. to 10:00 p.m.;
- Limited to 10 outdoor events per month, which shall be tracked by the property owner or their designee;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that compliance with the above conditions is mandatory and violations may result in the revocation of the use permit; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Windmill Lane improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is currently under plan review for a septic system conversion to the Clark County Water Reclamation District (CCWRD) sewer system; any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.

21. ORD-25-900718: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with MAVERIK, Inc. for a gasoline station and convenience store on 1.64 acres, generally located north of Russell Road and west of Durango Drive within Spring Valley. JJ/jl (For possible action)

ACTION: ADOPTED (ORDINANCE 5359; EFFECTIVE 4/23/2026).

22. ORD-25-900995: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Riverview LVB Development, LLC for a shopping center on a 7.5 acre portion of a 15.4 acre site, generally located west of Las Vegas Boulevard and south of Erie Avenue within Enterprise. MN/jl (For possible action)

ACTION: ADOPTED (ORDINANCE 5360; EFFECTIVE 4/23/2026).

23. ORD-25-901050: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Sunset Canyon Corporate Center LLC for an office building on 2.08 acres, generally located north of Sunset Road and east of Tenaya Way within Spring Valley. MN/jl (For possible action)

ACTION: ADOPTED (ORDINANCE 5361; EFFECTIVE 4/23/2026).

24. ORD-25-901091: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with MADISON PEBBLE LLC for an office/warehouse development on 2.50 acres, generally located north of Pebble Road and east of Torrey Pines Drive within Enterprise. JJ/dd (For possible action)

ACTION: ADOPTED (ORDINANCE 5362; EFFECTIVE 4/23/2026).

25. ORD-26-900003: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Landberg Land Investors LLC and PN II, Inc. for a single-family detached residential development on 12.51 acres, generally located west of Rainbow Boulevard and north of Landberg Avenue within Enterprise. JJ/tpd (For possible action)

ACTION: ADOPTED (ORDINANCE 5363; EFFECTIVE 4/23/2026).

26. ORD-26-900125: 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 6, 2021 and January 7, 2026. (For possible action)

ACTION: ADOPTED (ORDINANCE 5364; EFFECTIVE 4/23/2026).

SEC. 5. NON-ROUTINE ACTION ITEMS 27 THROUGH 64

27. ET-26-400005 (WS-19-0607)-DIAMOND STEPHANIE, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) reduced parking; 2) reduced parking lot landscaping; 3) reduced distance to call box; and 4) trash enclosure separation.

DESIGN REVIEW for a multi-family residential development on 1.87 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Stephanie Street and south of Hacienda Avenue (alignment) within Whitney. JG/tpd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until January 22, 2028 to commence or the application will expire unless extended with approval of an extension of time;
- Project to comply with Title 30 parking requirements.
- Applicants are advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; staff may not support an additional extension of time and the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

JENNIFER AMMERMAN

Excuse me. Next item is Item 27, ET-26-400005 for WS-19-0607. Holdover waivers of development standards third extension of time for the following: 1) reduced parking; 2) reduced parking lot landscaping; 3) reduced distance to call box; and 4) trash enclosure separation. Design review for a multi-family residential development on 1.87 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Stephanie Street and south of Hacienda Avenue (alignment) within Whitney.

MICHAEL NAFT

Good morning.

JENNIFER LAZOVICH

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive, here this morning on behalf of the applicant. We are here requesting an extension of time for a proposed multi-family project that would be located just here on the east side of Stephanie. Over the last handful of years, since this has been approved, when we originally got the project approved, we had shown on street parking on Stephanie. That has now been pulled off of Stephanie and onto the on-site parking for the entire project.

In terms of where we are with permitting and plans and studies, we did get a traffic study and a drainage study approved. The civil improvement plans have been approved and bonded. There's a nuance to that. We do have a revision in that is reflecting on our civil improvement plans, the on street parking being shown entirely on the site, that has not yet been approved.

We also have paid NV Energy approximately \$128,000 for power; Southwest Gas is about \$28,000. We do have permitting in with the Building Department, but obviously we need a revision approved to the civil improvement plans for those permits to issue. Financing is also in place for this project, so I would say we are finally ready to go at that point.

One other note that I did want to bring up about the number of parking spaces. The staff report reflects a number that was what we originally got approved, and it was also when the prior Title 30 was in effect, which required more parking. When you apply the current Title 30 standards to this project, I believe the numbers are 78 parking spaces would be required, where 88 spaces are being provided. So, the new code actually reduced the required number of parking for multi-family. I just wanted to note that for the record, and I will be happy to answer any questions.

MICHAEL NAFT

Thank you very much. This is a public hearing. Anyone wishing to speak, please come forward at this time. Seeing no one, I'll close the public hearing on Item 27. Commissioner Gibson.

JIM GIBSON

Are there additional things that are of concern to you that we've not heard this morning? In other words, what about these studies?

JENNIFER AMMERMAN

Most of those studies, I would defer to Public Works.

JIM GIBSON

And Mr. Papazian?

ANTONIO PAPAIZIAN

Thank you, Commissioner. Excuse me. Just as of—When the staff— Commissioner, excuse me. So, when the staff report was written, the offsite permit was due to expire and as of last week, we have renewed it administratively. So as of right now, I believe it's a one-year extension and that will most likely be the last extension of time that they get on those offsite permits. If they want need additional time, they'll have to come back in front of the Board to ask for additional time on the civil permit.

JIM GIBSON

And that comports with your understanding?

JENNIFER LAZOVICH

Yes, thank you.

MOTION

JIM GIBSON

This is a really difficult parcel. And getting the parking off the street I think is the right thing to do. The traffic there is increasing all the time. The other thing that I think gets some serious attention is the homeless and their access to the wash. Because at the southern portion right on the southern edge of that thing, if you go over there any day, there are homeless in that area. And I drive by there every time I have an item or an event at Whitney just to make sure that I'm not misunderstanding what's happening on that property. So, it's important to get it going. We're happy that you've figured out what you think will work and our hope is that it goes forward. And with that, I move approval of the extension.

MICHAEL NAFT

Thank you. There's a motion for approval on Item 27. Please cast your vote.

VOTE

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

MICHAEL NAFT

That motion passes.

JENNIFER LAZOVICH

Thank you.

MICHAEL NAFT

Thank you.

28. UC-26-0011-DIAB DIAB & CAMERON:

USE PERMIT to allow a daycare facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate and reduce buffering and screening; 3) reduce building separation; 4) eliminate bicycle parking; 5) reduce parking; and 6) reduce throat depth in conjunction with a proposed daycare on 0.33 acres in an RS10 (Residential Single-Family 10) Zone. Generally located south of Costa Brava Road and west of Redwood Street within Spring Valley. JJ/bb/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 6, 2026, PER THE APPLICANT).

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

HOLDOVER USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) increase maximum parking; 4) modify residential adjacency standards; 5) allow attached sidewalks; and 6) reduce throat depth.

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

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 20, 2026, PER THE APPLICANT).

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

HOLDOVER USE PERMIT for outdoor storage.

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 22, 2026, PER THE BOARD OF COUNTY COMMISSIONERS).

31. UC-26-0075-USA:

USE PERMITS for the following: 1) a proposed large-scale electric generation (solar); 2) proposed public utility structures (electric substation; Battery Energy Storage System (BESS) facility; utility poles; and overhead transmission lines) and all ancillary structures; and 3) a proposed communication tower and all associated equipment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate buffering and screening; and 3) modify residential adjacency standards.

DESIGN REVIEWS for the following: 1) a proposed large-scale electric generation (solar); 2) proposed public utility structures (electric substation; Battery Energy Storage System (BESS) facility; utility poles; and overhead transmission lines) and all ancillary structures; and 3) a proposed communication tower and all associated equipment on a 5,131.70 acre portion of a 9,661.40 acre site in an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone. Generally located south of US Hwy 95 and west of Sky Road (alignment) within Northwest County. AB/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County or provide evidence of an agreement with the Bureau of Land Management for any

portion of the project within their boundaries which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction or use of the project is stopped or abandoned;

- 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.

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 there are no public sanitary sewer facilities available within the proposed development and none are planned within the next five years.

JENNIFER AMMERMAN

Next is Item 31, UC-26-0075. Use permits for the following: 1) a proposed large-scale electric generation (solar); 2) proposed public utility structures (electric substation; Battery Energy Storage System (BESS) facility; utility poles; and overhead transmission lines) and all ancillary structures; and 3) a proposed communication tower and all associated equipment. Waivers of development standards for the following: 1) increase structure height; 2) eliminate buffering and screening; and 3) modify residential adjacency standards. Design reviews for the following: 1) a proposed large-scale electric generation (solar); 2) proposed public utility structures (electric substation; Battery Energy Storage System (BESS) facility; utility poles; and overhead transmission lines) and all ancillary structures; and 3) a proposed communication tower and all associated equipment on a 5,131.70 acre portion of a 9,661.40 acre site in an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone. Generally located south of US Hwy 95 and west of Sky Road (alignment) within Northwest County.

MICHAEL NAFT

Good morning.

LEVI COX

Good morning. My name is Levi Cox. I'm here representing EDF Power Solutions. We agree with the staff findings and the conditions, and I'm here to answer any questions you may have.

MICHAEL NAFT

Thank you. If that completes your presentation, I'll open the public hearing on Item 31. Anyone wishing to speak, please come forward at this time. Good morning.

ALLISON PHARR

Hi, good morning, Commission. My name is Allison Pharr. I'm with Solar United Neighbors. I live in North Las Vegas at 233 Nature Park Drive. And I'm here generally in support of large scale solar projects. I work for Solar United Neighbors. We are a nonprofit advocacy and technical assistance, a group that provides unbiased practical information regarding solar energy. And we are here in today regarding the Bonanza Project. Because we're nonpartisan and developer neutral and project neutral, we're not able to support this particular project, but we do generally support well-sided large-scale solar and battery projects.

With sun being so abundant here in Nevada, Nevada is uniquely positioned to lead in solar energy, and this local generation minimizes transmission costs as well. Projects like Bonanza can help strengthen energy independence at local, state, and national levels. Developing energy here at home reduces reliance on global forces and builds more resilient systems. Projects like this create a major economic opportunity for the county through federal solar revenue sharing. This is a program that started early this year, and it allows for 50% of the revenues that are generated on BLM (Bureau of Land Management) land to stay locally, 25% for the host county and 25% for the host state. These are unrestricted long-term annual guaranteed payments that last for the lifetime of the project, so that's usually decades. Most projects we're seeing stretching out into 30 years of generation.

They can help fund community needs such as public safety, schools, infrastructure, anything that the county needs. This kind of stability is especially important given the volatile oil and gas markets that we're currently seeing. Global events are completely outside of our control, but solar is local and we can rely on it day in and day out. And we have no natural gas sources in the State of Nevada. So, relying on local homegrown energy generation just makes sense for all of us. Solar can provide more predictable, stable sources of energy revenue. Of course, projects like this also need to go through strong environmental and siting standards, as well as consider community voices and input. When responsibly cited, solar can offer real benefits to Clark County's economic energy and energy future. And I just want to let you know, I have more detail that I emailed into the Commission regarding all of these topics.

Thank you so much, and we're here as a resource to the Commission.

MICHAEL NAFT

Thank you, Ms. Pharr. Next speaker, good morning.

MANUEL SANTAMARIA

Hello, good morning. My name is Manuel Santamaria, and I live at 9244 Austin Valley Court, Las Vegas, Nevada, 89143. And I am here with Veterans Power of America, and we are also a nonprofit that concerns itself with citing green energy and renewable projects, mostly towards workforce development for veterans and to get them trained over once they leave the service to what's supposed to be the future of Nevada. The biggest thing that we do is we are in support of this project and we're in support of it because as the previous speaker mentioned, we are in support of more energy that's more efficient, therefore more affordable, especially for veterans who are on fixed incomes. So, we are in support of this project and we are also here as a resource to the community in order to help connect veterans to these types of jobs. Thank you.

MICHAEL NAFT

Thank you very much. Anyone else wishing to speak, please come forward at this time. Good morning.

CHRISTIAN BATO

Hello, Commission. My name is Christian Bato. Address is 4016 Evening Breeze Court. As a resident of District C, I would like to voice my support for the Battery Energy Storage System project that's being proposed in Item 31 and urge your vote of approval for this entire item. In my previous role, I served as a senior advisor for the Department of Energy for Western Affairs, and I was able to see the multitude of potential that western states would have in the clean energy transition. In Nevada, it became very clear to me that the lithium economy is a place where we would be able to diversify our economy and also lead the way domestically and internationally. Projects like these have the opportunity to not only highlight the net Nevada lithium life cycle that is taking place in Northern Nevada, but it also shows that the technological innovation that can take place in projects such as these will spur growth and generate tons of energy and potential for Nevada to lead the way internationally.

It is for this reason that I believe you should vote for this project and look to support other means for battery energy storage systems in Clark County moving forward. Thank you very much.

MICHAEL NAFT

Thank you. Anyone else wishing to speak on Item 31, please come forward. Seeing none, I'll close the public hearing. Commissioner Becker.

MOTION

APRIL BECKER

Yes. The applications on this project began, I believe, in 2008, and we are now at a point where I'm excited to see this go forward, and we've got about 10,000 acres out in the middle of northern— On the way to Indian Springs, not quite there. So, I'm happy to see that you guys are progressing. And I think with the conditions that this project needs to begin in the next two years from this approval, so with that, I would motion to approve.

MICHAEL NAFT

Thank you. There's a motion for approval of Item 31. Please cast your vote.

VOTE

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

MICHAEL NAFT

The motion passes. Thank you.

(Companion Items 32, 33, and 34).

32. VS-26-0102-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON a portion of right-of-way being Capovilla Avenue located between Procyon Street and Valley View Boulevard, and a portion of right-of-way being Procyon Street located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/mh/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 33 AND 34).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

JENNIFER AMMERMAN

Next are Items 32 through 34 that can be heard together.

- Item number 32, VS-26-0102, vacate and abandon a portion of right-of-way being Capovilla Avenue located between Procyon Street and Valley View Boulevard, and a portion of right-of-way being Procyon Street located between Capovilla Avenue and Warm Springs Road within Enterprise. Sorry.

MICHAEL NAFT

Good morning.

JENNIFER AMMERMAN

Sorry.

MICHAEL NAFT

No, I'm sorry.

JENNIFER AMMERMAN

My paper. Sorry about that.

- Item 3 [33], WS-26-0101. Waivers of development standards for the following: 1) reduce setback; 2) waive Neighborhood Protection (RNP) Overlay standards; and 3) waive full off-site improvements. Design review for a single-family residential development on 7.85 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport

Environs (AE-60) Overlays. Generally located north of Warm Springs Road and east of Valley View Boulevard within Enterprise.

- Item 34, TM-26-500260 Tentative map consisting of 15 single-family residential lots on 7.85 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located north of Warm Springs Road and east of Valley View Boulevard within Enterprise.

MICHAEL NAFT

Okay. 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 on the aerial, our sites highlighted in yellow located on the northeast corner of Valley View and Warm Springs. It is a former aviation property that Pulte was the winning bidder in. What we're coming forward with is a development that will have 15 lots. You can see consisting of two cul-de-sacs, one with eight lots, one with seven that will comply with the RNP standards. A couple of the waivers we have are really more technical. You can see along Warm Springs and Valley View. Those waivers are with respect to, it says, requesting no off-site improvements. However, the reason that waiver is before you is that actually the county will be responsible for those improvements to provide the detached sidewalk through their improvement plan there.

Just this illustration shows that we are capturing those improvements there that the county is responsible for along Valley View and Warm Springs, which will be detached sidewalks. So, you have your 5 feet of landscaping, 5 feet of sidewalk, 5 feet of landscaping. And what this also shows is that Pulte will add additional anywhere from 8 to 10 feet of landscaping behind the county's landscaping. So, you'll have a nice landscaped area down Warm Springs and Valley View. Also, part of those waivers are with respect to Capovilla and Procyon here. Yeah, Capovilla and Procyon. We are proposing to do full off-site improvements there. So, we will provide the curb gutter detached sidewalks. However, the waiver is more specific to no street landscaping on those two sides. We are in the—Or excuse me, no streetlights, I'm sorry, not landscape. We're providing all the landscaping, but rather no lighting there because we're in the RNP and like to preserve some of that darkness in there.

Finally, this is an issue that you have seen multiple times now. One of our elevations, the one story that does not include the RV (Recreation Vehicle), exceeds the 50% width here with our 10-foot setback. If we had the RV, we would comply. It only applies to this model. Our two-story homes meet all the required setbacks. This Board has been very gracious in allowing no more than 50% of our lots to have that 10-foot setback. So, to impede in that 10-foot setback, we'd ask respectfully to carry on that same condition with this application. With that, we agree with all the if approved and conditions and I'm more than happy to answer any questions you may have.

MICHAEL NAFT

Thank you very much. This is a public hearing on Item 32 through 34. Anyone wishing to speak, please come forward. Seeing no one, I'll close the public hearing. Mr. Papazian, you had something to add on this item.

ANTONIO PAPAZIAN

I do, Commissioner. Thank you. Because they are asking for a waiver, I've also conditioned them to the exact waiver they're asking for. So, I'd like to delete one of our conditions, bullet number four, off-site improvements to include curb gutter sidewalks and streetlights on Warm Springs Road and Valley View

Boulevard. Revised bullet number nine to read, "Applicant shall coordinate a contribution with Public Works development review for the improvements on Warm Springs Road and Valley View Boulevard." We do have a project on Warm Springs. It goes into Valley View. It's already started and underway. I believe we started at Valley or Dean Martin. We're heading west, so the reason for the waiver is for them to contribute so that we can install those improvements for them.

MICHAEL NAFT

Mr. Celeste, any questions on that?

TONY CELESTE

Understood. Thank you.

MOTION

MICHAEL NAFT

Very good. If there's nothing further, I'll move for approval of Items 32, 33, 34 with the deletion read into the record and the conditions put on the record by the applicant.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes. Thank you.

33. **WS-26-0101-COUNTY OF CLARK (AVIATION):**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) waive Neighborhood Protection (RNP) Overlay standards; and 3) waive full off-site improvements.

DESIGN REVIEW for a single-family residential development on 7.85 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located north of Warm Springs Road and east of Valley View Boulevard within Enterprise. MN/mh/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 32 AND 34).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 10-foot front setback allowed on 50% of the lots;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements except for streetlights along Capovilla Avenue and Procyon Street;
- Off-site improvements to include conduit and pull boxes for streetlights on Capovilla Avenue and Procyon Street;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant shall coordinate a contribution with Public Works - Development Review for the improvements on Warm Springs Road and Valley View Boulevard.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 #0431-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

34. TM-26-500026-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 15 single-family residential lots on 7.85 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located north of Warm Springs Road and east of Valley View Boulevard within Enterprise. MN/mh/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 32 AND 33).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements except for streetlights along Capovilla Avenue and Procyon Street;
- Off-site improvements to include conduit and pull boxes for streetlights on Capovilla Avenue and Procyon Street;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant shall coordinate a contribution with Public Works - Development Review for the improvements on Warm Springs Road and Valley View Boulevard.

Building Department - Addressing

- Approved street name list from Combined Fire Communications Center shall be provided;
- All streets shall have approved street name and suffixes;
- The street suffixes shall be spelt out;
- The street shown as A Street is an extension of Dionne Street and shall assume the same name.

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 #0431-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 35 and 36)

35. VS-26-0108- SUMMERLIN GATEWAY PLAZA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Bell Drive (alignment), and Conquistador Street and Grand Canyon Drive; and a portion of right-of-way being Tropicana Avenue located between Conquistador Street and Grand Canyon Drive within Spring Valley (description on file). JJ/md/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 36).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;

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

Fire Prevention Bureau

- 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;
- 20 foot drive aisles are not code compliant.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

JENNIFER AMMERMAN

Next are Items 35 and 36, which can be heard together.

- [Item] 35 is VS-26-0108. Vacate and abandon easements of interest to Clark County located between Tropicana Avenue and Bell Drive (alignment), and Conquistador Street and Grand Canyon Drive; and a portion of right-of-way being Tropicana Avenue located between Conquistador Street and Grand Canyon Drive within Spring Valley.
- Item 36 WS-26-0107. Waivers of development standards for the following: 1) modify residential adjacency standards; 2) eliminate and reduce buffering and screening; 3) increase retaining wall height; 4) increase maximum parking; and 5) reduce throat depth. Design review for a proposed shopping center on a 7.88 acre portion of a 9.24 acre site in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and west of Grand Canyon Drive within Spring Valley.

MICHAEL NAFT

Thank you. Good morning.

MARK MULHALL

Good morning. Mark Mulhall, 1980 Festival Plaza Drive. Here on behalf of the applicant, the site is approximately 7.88 acres of the overall 9.24 acre site. It's there located south of Tropicana Avenue and west of Grand Canyon Drive. The site is zoned commercial and we're proposing a commercial plaza. The development will consist of two quick service restaurants positioned at the main entrance off of Tropicana Ave. There'll be three shops that'll consist of retail, restaurants, various types of tenants can go into there. There'll be a vehicle maintenance service center there at the eastern boundary. And then pursuant to a previous approval, there's cross access with the existing commercial development there. On the corner, the commercial plaza will be anchored by an EōS Fitness, which is positioned at the back of the commercial plaza. And so that brings us to the first waiver. It sounds like a lot of waivers, but it can kind of be explained through the story of the development.

There's the EōS Fitness. It is traditionally positioned at the back. These large scale fitness centers are positioned at the back of these commercial plazas, and then that goes into one of the other waivers, which is requesting the maximum parking waiver. We've seen EōS Fitness, LVAC (Las Vegas Athletic Club), A lot of these get overparked. People are circling around looking for parking, so there's a large parking area for that. If you were to actually take and parcel these uses out, it would end up being, we would be actually under parked compared to those uses. So, the parking is appropriate for this. Additionally, too, as we move into the other waivers, there's two relating to retaining walls. They both occur down in the southeastern portion, and that's just due to the way the site breaks. It breaks west to east. It's needed for drainage. We'll be cutting so the site will be lower.

Then those adjacent properties, which can reduce some visual impact. Additionally, too, there's waivers related to residential adjacency standards, but there is an existing 6-foot-high wall, so we don't have a redundant wall to add that 8-foot wall. And as mentioned, we're already going to be lower. So, the 6-foot wall will actually kind of have that impact. That's kind of the intent behind the 8-foot-high decorative wall. We have a retaining wall in that area. We'll still be able to landscape it. Ultimately, it doesn't break out to 15 feet. It's just under 15 feet, so there's a 10-foot portion and some change and then 4-foot and some change, but we are committed to having the landscaping down in that portion to meet the intent of the residential buffering. We're not required to have residential buffering to the senior housing to the west because it's zoned commercial, but we're still doing so.

Additionally, we have landscaping islands every seven parking spaces rather than every six, but instead of just having one tree, we have three trees. So, we have 102 more trees than are required to show our commitment to the landscaping on this, that we're not trying to avoid what's required of us. And then the reason there's not landscaping here is just because of that drainage, just because of drainage. So again, it's going to be a very attractive development. I'll give an example of what kind of the elevations will look like. And then we're committed to having landscaping at the front along Tropicana. It won't be a barren lot. There'll be trees and will be kind of modern, attractive looking buildings.

And then additionally, I want to thank Antonio and the Public Works team for working through an issue with us. We originally had a driveway here to the west that was too close to the existing exit only driveway for the senior housing development. We worked with them. They're very great to work with. We moved that driveway to the west and then we also, we originally had this open so you could access the QSR (Quick Service Restaurant) one. We realized that could create conflicts as people try to make right-hand turns and then try to get to the QSR one too quickly. So now this will funnel folks into the site so that there's not queuing or conflicts there. So, we worked through that issue with them, just wanted to thank them, but I'm happy to answer any questions related to the project. Thank you.

MICHAEL NAFT

Thank you very much. This is a public hearing on Items 35 and 36. Anyone wishing to speak, please come forward. Seeing no one, Commissioner Jones?

JUSTIN JONES

Thank you, Mr. Chair. Mr. Papazian?

ANTONIO PAPAIZIAN

Thank you, Commissioner. I'd like to delete a condition where before they move the driveway further east, I think Mr. Mulhall said to the west, but when they moved it further east, it was in conflict with the driveway at the senior apartments plus additional conflicts entering and egressing that driveway. So, I'd like to delete no access from the west driveway on Tropicana since they worked with us and slid that driveway to the east and made it safer. We appreciate them working with us on doing so. Thank you.

MOTION

JUSTIN JONES

Very good. With that, I'll go ahead and—I think that this meets the intent of the code when it comes to landscaping. Having been in EōS Fitness parking lots across town, I know how challenging it can be just because of the number of people who park and go to the gyms. So, I understand the request for additional parking there. So, I'll go ahead and move for approval of agenda Items 35 and 36.

MICHAEL NAFT

There's a motion for approval on Items 35 and 36. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes. Thank you.

MARK MULHALL

Thank you.

36. WS-26-0107-SUMMERLIN GATEWAY PLAZA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate and reduce buffering and screening; 3) increase retaining wall height; 4) increase maximum parking; and 5) reduce throat depth.

DESIGN REVIEW for a proposed shopping center on a 7.88 acre portion of a 9.24 acre site in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and west of Grand Canyon Drive within Spring Valley. JJ/md/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 35).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge the design review associated with ZC-0563-07;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- 20 foot drive aisles are not code compliant.
- 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 #0432-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

37. WS-26-0004-COKER ASSET PROTECTION TRUST & COKER MARLANE & AUGUSTUS A TRS:

HOLDOVER AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping (previously notified as eliminate street landscaping); 2) increase fence/wall height; 3) allow attached sidewalks; 4) waive off-site improvements (streetlights) (previously notified as sidewalk and streetlights); and 5) alternative driveway geometrics in conjunction with an existing warehouse and outdoor storage yard on 4.25 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located north of Carey Avenue and west of Lamont Street within Sunrise Manor. MK/mh/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 22, 2026, PER THE APPLICANT).

38. WS-26-0048-BENSON FAMILY TRUST & BENSON DENNIS W & PAMELA J TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking area landscaping; 3) waive full off-site improvements; and 4) alternative driveway geometrics. DESIGN REVIEW for a proposed parking lot on 0.43 acres in a CG (Commercial General) Zone. Generally located south of Hobson Street and east of US 95 within Searchlight. MN/mh/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5-foot asphalt path along Hobson Street;
- Applicant to reconstruct the asphalt apron to a commercial driveway on Hobson Street.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

JENNIFER AMMERMAN

Next is Item 38 WS-26-0048. Waivers of development standards for the following: 1) eliminate street landscaping; 2) eliminate parking area landscaping; 3) waive full off-site improvements; and 4) alternative driveway geometrics. Design review for a proposed parking lot on 0.43 acres in a CG (Commercial General) Zone. Generally located south of Hobson Street and east of US 95 within Searchlight.

MICHAEL NAFT

Good morning.

DENNIS BENSON

We are Pam and Dennis Benson, and we're from 107104 Nipton Road in Nipton, California, 92364. And for those of you who don't know where Nipton's at, we're about 20 miles west of Searchlight on Highway 164.

We purchased this piece of property in Searchlight, and we have no plans to park or store or use the small piece of asphalt. It was in place when we bought this last corner of the town block. We are now the owners of the entire city block there. Probably not a city. Our plan is to lease or sell this property. We believe the town has a need for a General Dollar or something similar, a grocery store, a convenience store, or something to benefit the town and create jobs. We would like to ask to please let this small piece of asphalt and the pavement remain in place. When a development starts, we would then make sure it is brought up to compliance. With the pavement in place, it keeps the dust from blowing, which Searchlight is very windy at times. And also, when the rain comes and the asphalt is in place, the dirt won't be washed out into the streets and into the storm drains that are also already in place. And there's a curb and gutter and sidewalks attached to this. Oh, it's just like for you all to consider.

MICHAEL NAFT

Thank you. If that completes your presentation, I'll open the public comment on Item 38. Anyone wishing to speak, please come forward. Seeing none, I'll close the public comment period. Mr. and Mrs. Benson, I appreciate you coming back in again for this item to be heard. I agree that there wouldn't be any good that would come from ripping up this pavement without any plans of moving forward at this time. We've had a lot of conversations over several years now, and I think I understand the intention. Mr. Papazian, I want to be sure though that the county gets what the county needs when development does happen. So, what does that condition look like?

ANTONIO PAPAIZAN

Commissioner, we're okay with, as long as they come in with an application, with future development, I see no problem with allowing everything to stay as is. We'll get them with future development and we'll condition them as such when we see that application.

MOTION

MICHAEL NAFT

Okay. So, with that understanding, I'll go ahead and move for approval of Item 38.

VOTE

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

MICHAEL NAFT

The motion passes. Thank you.

(Companion Items 39 and 40)

39. WS-26-0080-CHURCH BAPTIST FIRST KOREAN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; 3) eliminate and reduce street landscaping; and 4) allow an attached sidewalk.

DESIGN REVIEW for a proposed single-family residential development on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 40).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge WS-25-0592;
- No 3 story homes;
- No parking permitted on Eldora Avenue;
- 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;
- 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0269-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

JENNIFER AMMERMAN

Next are Items 39 and 40, which can be heard together.

- Item 39 is WS-26-0080. Waivers of development standards for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; 3) eliminate and reduce street landscaping; and 4) allow an attached sidewalk. Design review for a proposed single-family residential development on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley.
- Item 40 TM-26-50021. Tentative map consisting of 25 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley.

MICHAEL NAFT

Good morning.

MARK MULHALL

Good morning. Mark Mulhall, 1980 Festival Plaza Drive here on behalf of the applicant. So, this was approved back in November 2025, the bulk of the application. It's a site that's 3.44 acres. It's located north of Eldora Avenue and west of West Wind Road. Sahara Avenue is there up to the north, so there's commercial, and then we have RNP neighbors to the south and a couple RNP neighbors to the east and to the west. There've been some changes that required us to come back to a public hearing. So, we've actually reduced the site plan by two lots, so we are approved for 27 lots. We're coming back with 25 lots. That allows us to have all single story on the southern portion of the site as requested by the neighbors. It creates more of a true transition between the two stories up here with the D.R. Horton and with ours from the commercial down to the RNP so we'll be able to have the single stories.

But additionally, with that, we are asking for a waiver to allow an attached sidewalk where a detached sidewalk is required. We'll still have the detached sidewalk along Westwind where it's the side and backyards and where there'll be a wall, but this is just for the portion of the five lots where it's their front yards, where they face the RNP where there's not currently sidewalks. There's not currently sidewalks to our western neighbors or to our eastern neighbors that are also RNP. So, we'd respectfully request for the changes for the 25 lots to allow the single-story and then as well as the attached sidewalk in lieu of the detached sidewalk where we have those RNP neighbors. Happy to answer any questions. Thank you.

MICHAEL NAFT

Thank you very much. This is a public hearing. Anyone wishing to speak on Items 39 and 40, please come forward at this time. Seeing no one, I'll close the public hearing. Commissioner Jones.

MOTION

JUSTIN JONES

Move approval of agenda Items 39 and 40.

MICHAEL NAFT

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The item passes. Thank you.

MARK MULHALL

Thank you.

40. **TM-26-500021-CHURCH BAPTIST FIRST KOREAN:**

TENTATIVE MAP consisting of 25 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 39).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge TM-25-500150.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

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

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 #0269-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

41. WS-26-0094-NGUYEN DUNG T & METZ DAVID:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence/wall height; and 2) increase the number of driveways in conjunction with a single-family residence on 1.14 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Chartan Avenue and west of Placid Street within Enterprise. MN/bb/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Waiver of development standards #1a limited to a maximum of a 6 foot high wall;
- Decorative fence on the front property line shall be limited to a maximum of 3 foot high solid wall and 5 foot high decorative metal fence on top.
- 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 culverts within the public right-of-way to be maintained by the property owner.
- Applicant is advised that signs, structures, and landscaping shall not encroach into the sight-visibility zones.

Southern Nevada Health District (SNHD) - Engineering

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

WAIVER OF DEVELOPMENT STANDARDS #1B IS WITHDRAWN.

JENNIFER AMMERMAN

Next is Item 41 WS-26-0094. Waivers of development standards for the following: 1) increase fence/wall height; and 2) increase the number of driveways in conjunction with a single-family residence on 1.14 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Chartan Avenue and west of Placid Street within Enterprise.

MICHAEL NAFT

Good morning.

CARLOS HERNANDEZ

Good morning. My name is Carlos Hernandez for 11185 South Placid Street, Las Vegas, Nevada, 89183. We're seeking approval for the 8-foot fence and the two driveways. The 8-foot fence is basically for the front of the property. We have conceded to only the 6-foot walls for the side and back of the property, and we're just looking to see if we can go ahead and be allowed to put in an 8-foot fence with basically a combination of CMU (Concrete Masonry Units) wall, decorative, and also decorative wrought iron. And this is a design right here, what we're looking at. And this is a design right here, what we're looking at. We're just looking at, this is the front elevation. We did take some pictures of basically a conceptual idea of what we're looking at doing. And this is one of them.

Oops. If you can see that. So, we're just looking at this kind of design. And the only reason for the height is because it is concerned that there are adult coyotes all in the area all the time. And we're just concerned about safety of our children. That's it.

MICHAEL NAFT

Thank you. If that completes your presentation, I'll open up the public hearing on Item 41. I believe there is some public here if you want to have a seat. Please come forward at this time. Welcome back.

BIAGI OGUERA

Good morning. Good morning, Commissioners. My name is Biagi Oguera. I live on 11165 Placid Street. I'm right next to this property over here, on this side over there on the north side. And the reason why I'm here today, because the last time at the TAB meeting was proposed an 8 feet wall. So, they were trying to increase the wall from 6 feet to 8 feet. So, we were opposing to that. Now I guess it's been changed and now it shows 6 feet high. But I want to make sure that they build a 6 feet wall there. On this portion over here, there's an existing block wall, which is also 6 feet from here to there.

MICHAEL NAFT

Mr. Biagi, we just can't see exactly where you're pointing.

BIAGI OGUERA

Yes, okay.

MICHAEL NAFT

If you want to lower the image or maybe if the booth can zoom out.

BIAGI OGUERA

Okay. That's where the new wall is proposed. We want to make sure it's going to match this wall over here, which is 6 feet. Last time was proposed the 8 feet wall, so we were opposing to that. So, we want to make sure that the continuation of this wall here will be just 6 feet all the way to the transformer there, to keep the same height there. We also want to leave on our records over here, a letter, we should give this too, another neighbors they opposed to a 8 feet wall. So, make sure it's going to be 6 feet and that's it. And on the drawing here it shows new 6 feet high wall, but this should be existing because we're not changing. The neighbors over here, Martin Gavin doesn't want to have any change over here. So, we keep everything as it is like it's been there for 30 years. Okay? Thank you.

MICHAEL NAFT

Okay.

BIAGI OGUERA

Thank you.

MICHAEL NAFT

Thank you very much. Anyone else wishing to speak, please come forward.

NANCY ROCCO

Yeah. My name is Nancy Rocco, 11165 Placid Street. I live there too. So, we are here just because they presented at 8-foot feet before, but now if it is 6, we do approve that. Thank you.

MICHAEL NAFT

Okay. Thank you. This might be easier than I thought. Good morning.

JOHN PAUL CAPUTO

Good morning. I'm John Paul Caputo, 10940 Placid Street. I live about a block or so away and I've been through and seen this quite a bit. And last time at the TAB, they were proposing on the north side and the west side— The north side over here, the west side to be 8-foot walls. And now they're showing new 6 foot existing that they're keeping, putting new 6 foot, and just along the street at 8 foot. And want to make sure that they don't do a bait and switch or they do something where it starts off as 6 foot and then, oh, we go there at it, make it 8 foot or change things drastically, where I've seen developers in the past where they do a bait and switch where don't want to see that happen to my friends, Biagio and his wife. So, okay. And they're okay with the 6-foot wall staying existing, and the new addition maintaining the same height, as well as the property to the west. So, thank you.

MICHAEL NAFT

Thank you very much. Anyone else wishing to speak?

DAVID METZ

I do.

MICHAEL NAFT

Hi.

DAVID METZ

Hi. My name is David Metz. I live at 11185 Placid Street. The property in, oops, question. I apologize. There is an existing 8-foot wall on the south side of our property. Yes? Agreed? There is an 8-foot wall on the south—

BIAGI OGUERA

It would be Daniel over there.

DAVID METZ

Right, right.

BIAGI OGUERA

There's a wall (inaudible)

MICHAEL NAFT

You'll have to direct your comments to the Board.

DAVID METZ

Okay. And I just wanted to clarify because I wanted to make sure that we were all on the same page because there's saying "It's 6-foot, 6-foot," but there is some walls that are higher on our property than 6 feet. So, I've got one wall that's—

MICHAEL NAFT

The existing wall.

DAVID METZ

Right. And then I've got the 6 foot—

MICHAEL NAFT

If I could just ask a question, you're the applicant, are you not?

DAVID METZ

Yes, I'm the owner of the property.

MICHAEL NAFT

Okay. So, here's what we're going to do. We're going to—Sit down for one second.

DAVID METZ

Yes, sir.

MICHAEL NAFT

Anyone else wishing to speak on public comment, please come forward at this time. Seeing none, I'm going to close the public comment period and return the time back over to the applicant. And if you want to come back up now, you're welcome to. So maybe clarify, it sounds like we've got a deal at 6 feet for the new walls, understanding that there's some existing walls.

CARLOS HERNANDEZ

Yeah. So, what it is is to the south of the property, which is this area right here, that's the south. That wall was not there before when the neighbors had their 6-foot wall. But then they were allowed a wall that had a retainer of four feet and a 6-foot regular partition wall, and they were able to put that in. So that made it 10 feet. So, this property now has a 10-foot wall that we look at on the south end. So, what we wanted to do, originally, was create an 8-foot elevation height around the perimeter so that we would have some consistency and privacy. But because of the opposition and we talked it over, we agreed, we'll just keep it to 6 foot. And it's existing right now, both to the west of us and to the north of us. And partial right now, because it's only a partial fence. So, what we want to do is we want to extend the 6-foot to the front. And then on the front, we would like to have an 8-foot, and that is for, like I said before, just protection against the coyotes and so forth.

And also, aesthetics, we want to be able to have a nice elevation. So, we do have a neighbor down the street on Cartan (Chartan) Street, which is actually an 8-foot fence already. It's already very nice, very elegant. We would like to imitate that idea. And then also as you drive down Placid going to the corner of Placid and Chartan, there's already walls that are already 8 to 10 foot tall already down that whole street. So, we don't think we were doing anything that would be opposed, but we're hoping that you guys would consider allowing us to go ahead and keep the 8 foot in the front, 6 feet on the north and on the west. And of course, the two driveways.

MICHAEL NAFT

Could you also just clarify the portion of the wall? It's not all block wall.

CARLOS HERNANDEZ

Correct.

MICHAEL NAFT

It's two feet of block wall and then—

CARLOS HERNANDEZ

Yeah. They're asking us to do 2.5 feet, 30 inches, of solid wall, which will be CMU, and then the remainder of wrought iron. We were hoping that we could do 4 feet, just like the one on Chartan, which is basically 42 inches, or right around 4 feet tall, of solid wall, and then the other balance. So, it's a little bit more proportionate, more aesthetically pleasing, if you will, so that when you're looking at it, you're not seeing a lot of wrought iron and only very little of the solid wall. So, we want it to be more proportion to half-and-half.

MICHAEL NAFT

Do the plans that are before us right now, these have been resubmitted? Maybe I better ask the question to Ms. Ammerman.

JENNIFER AMMERMAN

Yes, we did get the revised plans.

MICHAEL NAFT

Okay. And that's reflective of what you're indicating here today?

CARLOS HERNANDEZ

Yes, sir.

MICHAEL NAFT

Okay. So maybe just to make it as simple as possible, go around the perimeter with your finger. If we could either zoom out or move it down.

CARLOS HERNANDEZ

Yeah.

MICHAEL NAFT

Thank you.

CARLOS HERNANDEZ

So, this is the south.

MICHAEL NAFT

Okay.

CARLOS HERNANDEZ

This is the east, north up here, and west over here.

MICHAEL NAFT

Okay. And just so it's clear as day, show us which linear piece is going to be at what height.

CARLOS HERNANDEZ

This right here, this picture is between our two properties, and right here it shows the ones— Which this wall here is really like this because this is the portion that exists right now, which is the solid wall. And then the portion that is not solid, actually you can see it's just a really inexpensive chain link fence. So basically, from there to here, all the way is just this opening. So, we wanted to put a 6-foot wall all the way across, keep the privacy between us to some view. And then, this area in the front here, we want to go with the 8-foot.

MICHAEL NAFT

Okay. I think that gives me enough comfort. Some of my confusion around this application just had to do with the fact that when we had public hearings and conversations on the residential development across the street from here, the neighbors, I think, including those who are here today, asked for higher walls for that developer. So that's a little bit why I'm having some clarity issues. But I think I understand what you're proposing and am prepared to move forward with approval, recognizing that the majority of the perimeter wall is 6 feet and a majority of the height of the wall is iron decorative fencing per our code. Ms. Ammerman, is that—

JENNIFER AMMERMAN

Right. That's correct. So, in the front yard, along the front property line, it'd be 2.5 foot of solid, and then 5.5 [feet] of wrought iron on top.

CARLOS HERNANDEZ

Can we waive that to four and four?

MICHAEL NAFT

No.

DAVID METZ

We'd like to go higher with it.

CARLOS HERNANDEZ

With the solid. With the solid.

DAVID METZ

Just like it is—

CARLOS HERNANDEZ

Just like Chartan. Just basically we want to imitate that—

DAVID METZ

—(inaudible) property in the area.

CARLOS HERNANDEZ

It looks aesthetically a lot better than a lot of iron and very little wall. It just doesn't look very good.

MICHAEL NAFT

We'll split the difference at 3 feet, okay?

CARLOS HERNANDEZ

That'll work.

MICHAEL NAFT

All right.

DAVID METZ

Thank you.

CARLOS HERNANDEZ

Thank you very much.

MICHAEL NAFT

I've got a motion for approval on Item 41, reflective of the conversation that was just had.

JENNIFER AMMERMAN

Commissioner, excuse me.

MICHAEL NAFT

(Inaudible)

JENNIFER AMMERMAN

Yes. I'm sorry. I believe the applicant can withdraw 1B for the west property line because now it's going to be 6 feet per code.

MICHAEL NAFT

The applicant will withdraw item 1B. Yes. You're withdrawing 1B. You don't need it any longer.

JENNIFER AMMERMAN

For the west property line, that'll just be 6 feet.

CARLOS HERNANDEZ

(Inaudible) the driveways? No. (Inaudible).

JENNIFER AMMERMAN

The waiver 1B was to allow 8 foot on the west property line.

CARLOS HERNANDEZ

Oh, yeah, yeah, yeah, yeah.

JENNIFER AMMERMAN

So, you'll withdraw that to go with 6.

CARLOS HERNANDEZ

Correct.

JENNIFER AMMERMAN

Thank you.

MOTION

MICHAEL NAFT

It's been withdrawn. My motion is for approval. Please cast your vote. And thank you to those who came out today.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CARLOS HERNANDEZ

Thank you everyone. Thank you so much.

MICHAEL NAFT

The motion passes.

42. **WS-26-0095-MCCAFFERTY DAVID A & KELLY L:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce separation; 2) reduce setbacks; 3) increase wall height; 4) eliminate driveway separation; 5) increase residential drive-way width; and 6) waive off-site improvements in conjunction with an existing single-family residence and a proposed minor subdivision on 0.31 acres in an RS5.2 (Residential Single-Family RS5.2) Zone. Generally located west of Mormon Peak Street and north of Bryner Avenue within Moapa Valley. MK/nai/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- After lots are combined, applicant to relocate structures in compliance with Title 30.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to provide an ALTA survey and submit it to Public Works - Development Review;
- If ALTA survey shows private improvements within the right-of-way, applicant must remove.

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.

JENNIFER AMMERMAN

Next is Item 42, WS-26-0095. Waivers of development standards for the following: 1) eliminate and reduce separation; 2) reduce setbacks; 3) increase wall height; 4) eliminate driveway separation; 5) increase residential drive-way width; and 6) waive off-site improvements in conjunction with an existing single-family residence and a proposed minor subdivision on 0.31 acres in an RS5.2 (Residential Single-Family RS5.2) Zone. Generally located west of Mormon Peak Street and north of Bryner Avenue within Moapa Valley.

MICHAEL NAFT

Good morning.

DAVE MCCAFFERTY

Good morning. Dave McCafferty out of Overton, Nevada.

MICHAEL NAFT

Excellent. Welcome. Do you have a presentation?

MARILYN K. KIRKPATRICK

He just has— No, he doesn't.

MICHAEL NAFT

No. I'm going to go ahead and open the public hearing on Item 42. Anyone wishing to speak on Item 42, please come forward at this time. Seeing none, Commissioner Kirkpatrick.

MOTION

MARILYN K. KIRKPATRICK

Okay. Mr. Chairman, maybe Antonio, can I hand you this picture and you can put it up so people understand? So truly what's happened is they bought in the area and the entire neighborhood is probably not within code, but at the same time, he's bought the land next to it so that he can better organize his yard with all of the different things that he has. And he has made that commitment to us. Because what we don't want to see is a continuation of no setbacks and all of those other things. But in order for you to see, the whole neighborhood is like this. So, we are okay with waiving all of these, with the commitment from you, we talked on the phone that when you relocate, when you can spread out a little bit, that you will meet all the setback requirements.

DAVE MCCAFFERTY

Yes.

MARILYN K. KIRKPATRICK

Okay. That would be my motion.

MICHAEL NAFT

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

VOTE

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

MICHAEL NAFT

Motion passes. Thank you.

DAVE MCCAFFERTY

Thank you.

43. PA-25-700052-BANYAI, PETER:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 1.12 acres. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area. WM/gc (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 6, 2026, PER THE APPLICANT).

44. ZC-25-0836-BANYAI, PETER:

HOLDOVER ZONE CHANGE to reclassify 1.12 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area (description on file). WM/gc (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 6, 2026, PER THE APPLICANT).

45. VS-25-0837-BANYAI, PETER:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Apricot Lane located between Roberta Lane and Smoke Ranch Road within the Lone Mountain planning area (description on file). WM/rr/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 6, 2026, PER THE APPLICANT).

46. WS-25-0838-BANYAI, PETER:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; and 2) reduce the street intersection off-set.

DESIGN REVIEW for a proposed single-family residential development on 1.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area. WM/rr/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 6, 2026, PER THE APPLICANT).

(Companion Items 47 and 48)

47. ZC-25-0776-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:

HOLDOVER ZONE CHANGE to reclassify 0.77 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of Boulder Highway and north of English Avenue within Whitney (description on file). JG/al (For possible action)

ACTION: APPROVED (COMPANION ITEM 48).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

JENNIFER AMMERMAN

Next are Items 47 and 48, which can be heard together.

- Item 47, ZC-25-0776. Holdover zone change to reclassify 0.77 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of Boulder Highway and north of English Avenue within Whitney
- Item 48, UC-26-077. Holdover use permits for the following: 1) vehicle maintenance and repair; and 2) outdoor storage and display. Waivers of development standards for the following: 1) reduce drive aisle width; and 2) modify residential adjacency standards. Design review for a proposed vehicle sales and vehicle maintenance and repair facility with outdoor storage and display on 0.77 acres in a CG (Commercial General) Zone. Generally located east of Boulder Highway and north of English Avenue within Whitney.

MICHAEL NAFT

Good morning.

EDGAR MONTALVO

Good morning, Chair, Board Members. Edgar Montalvo, 3606 Calico Brook Court, Las Vegas, Nevada, 89147. So pretty much what we're trying to do is to get the approval for this car sales facility, is another one on Boulder. The difference with this one, is going to be built out of regular framing and it's not going to be one more trailer. So, we've been actively working with the staff and with the Commissioner, trying to get into the point that we can get it more appealing for the zone. So pretty much what we're requesting here is a special use permit for the separation of the— We have some small area for cars, so they can actually do an inspection before they sell it. So, we have it on the back a little building so they can park on it. And the proximity to the residential is what we were struggling with.

We eliminate all the waivers on the property. We got it the point that we are having a clean project with the exception that we require this conditional approval for the use that they're trying to do for the proximity to the houses. So, we did this morning a pretty quick rendering of what will that look. It's pretty much we're trying to make it more residential. The colors are not going to be exactly like that. We just put it like this. But it's going to be more appealing than the rest of the car sales that we have around. So pretty much we're trying to do it more like a residential and very neighborhood friendly. So that's what we're trying to do right now. So pretty much we accept all the conditions that have been set to the staff. And we're here to listen any comments that you may have.

MICHAEL NAFT

Thank you very much. If that completes your presentation, we'll go ahead and open the public hearing on Items 47 and 48. Anyone wishing to speak, please come forward. Seeing no one, we'll close the public hearing. Commissioner Gibson.

JIM GIBSON

So, Mr. Montalvo, the work that would be done on the backside of the property would be work that would be to ready the cars for sale.

EDGAR MONTALVO

That's correct.

JIM GIBSON

But there can't be parts and junk of any kind stored there.

EDGAR MONTALVO

No. Of any kind. And actually, the owners of the lot are right here. And they're pretty aware and they'll be working. They know that. If you want to come forward. They know about it and they know that they shouldn't. And they know that it's a pretty straightforward condition that you're going to put in on it so they can get the approval.

MOTION

JIM GIBSON

All right. Then at this point in time, I'm prepared to approve these items, because it's both 47 and 48. And the conditions require that the use of the maintenance facility, the facility behind the sales office, be maintained as we have discussed here, so that the adjacency standards are not a big issue. Everything needs to be contained. The cars need to be kept together, no dismantling cars, no parts strewn about. It needs to be kept right. And I think we've had this discussion and I think you understand what we're talking about, do you not? All right. Then I move approval subject to those conditions.

MICHAEL NAFT

There's a motion for approval of Items 47 and 48. Please cast your vote.

VOTE

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

MICHAEL NAFT

The motion passes. Thank you.

EDGAR MONTALVO

Thank you very much. Have a wonderful day.

JIM GIBSON

You too.

48. UC-25-0777-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:

HOLDOVER USE PERMITS for the following: 1) vehicle maintenance and repair; and 2) outdoor storage and display.

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

DESIGN REVIEW for a proposed vehicle sales and vehicle maintenance and repair facility with outdoor storage and display on 0.77 acres in a CG (Commercial General) Zone. Generally located east of Boulder Highway and north of English Avenue within Whitney. JG/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 47).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Outside storage limited to vehicle display only;
- No dismantling of vehicles or outdoor storage of vehicle parts;
- 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.

Fire Prevention Bureau

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

WAIVER OF DEVELOPMENT STANDARDS #1 WAS WITHDRAWN.

(Companion Items 49, 50, 51, 52, and 53)

49. ZC-26-0084-ORVPP TRUST & KUMAR RASMI TRS: ZONE CHANGE to reclassify 1.59 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located east of Betty Lane and north of Owens Avenue within Sunrise Manor (description on file). TS/rk (For possible action)

ACTION: APPROVED.

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 #0207-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

JENNIFER AMMERMAN

Next are Items 49 through 53, which can be heard together.

- Item 49, ZC-26-0084, Zone change to reclassify 1.59 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located east of Betty Lane and north of Owens Avenue within Sunrise Manor.
- Item 50, VS-26-0090, Vacate and abandon a portion of right-of-way being Owens Avenue located between Betty Lane and Sherwin Lane; a portion of right-of-way being Betty Lane located between Owens Avenue and Kell Lane; and a portion of right-of-way being Sherwin Lane located between Owens Avenue and Kell Lane within Sunrise Manor.
- Item 51, WS-26-0085. Waivers of development standards for the following: 1) modified driveway geometrics; 2) reduce street intersection offset; and 3) allow attached sidewalks in conjunction with a proposed single-family attached residential development on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor.
- Item 52, PUD-26-0089. Planned unit development for a 24 lot single-family attached residential development with modified development standards on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor.
- Item 53, TM-26-500024. Tentative map consisting of 24 single-family residential lots and common lots on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor.

MICHAEL NAFT

Thank you. Good morning.

GREG BORGEL

Good morning, commissioners. I am Greg Borgel, 3747 Heritage Avenue, here representing the applicant in this matter. The applicant may be familiar with you as he has, as a matter of practice, developed a number of smaller parcels in the communities around the valley. And all of them have been successful and all of them are of high quality. I would bring out that this project, first of all, is compatible with the other development on the same side of Owens Avenue, which is to say, would have been called a conforming zone change in the old days. But regardless, staff has recommended approval of that. And the project would consist of four-bedroom units, townhouse units, with walk-in closets and two and a half baths and two car garages. So, this is a project of the quality that we think is appropriate to the area and staff has made the same finding.

We would say that one issue came up in the course of our various discussions, and that was that originally there was a waiver for the issue of detached versus attached sidewalks. And for the record, they will provide the detached sidewalk as is the current practice. And I'm inclined to say that that would comprehend our input, with one more thought. And that is that the zone change has already been recommended for approval. And on the waivers, the applicant has reviewed the if approved conditions, which staff has suggested or offered, and the applicant would agree to all of the if approved conditions of staff.

MICHAEL NAFT

Very good. Thank you. This is a public hearing on Items 49 through 53. Anyone wishing to speak, please come forward. Good morning.

AL ROJAS

Good morning. My name is Al Rojas. I'm a resident of Sunrise Manor. I'm familiar with this location. First of all, can you see where my finger is at here? This is not compatible with what's going on there. This presentation, they thought a lot of the stuff that they talked about at our TAB, and I do want to compliment our Commissioners for allowing us, the community, to have a pre-presentation. They want to develop 18 units per acre. That's the standard development. You can see that there. This is what they're trying to squeeze in, and we all were concerned that there's not enough parking. They should give you a more full representation. They've got the diagram right there, that there is no place for people to park their cars along this... There's not enough parking, and it's going to overflow. I actually live in a residence that aligns with this type of 18 per units, and this is kind of what—

Let me get to a better picture. This is probably what they should be doing. There's 1, 2, 3, 4, 5, 6, 7, 8, 9 unit, 9 buildings, 3 apartments, 3 units per building. This is probably which should align more with what they're trying to squeeze in there. Actually, this would be nine times 327. They'd have an extra four units. They could get one of these out and allow parking space, allow for parking. I have a lot of other pictures here. They could use one of those spots and put parking on this side and this side, like we're doing on our HOA (Homeowners Association) complex, and maybe get rid of the landscaping and there'd be room for children. This is just— I don't even think a sardine can would fit. I mean, sardines would be happy in that. This is ridiculous what they're trying to do here. I recommend that they go into more detail of where the parking is going to be, where these people are going to park. And they should be doing something that aligns with this type of a development here with the large units here, not something this.

And this is more of a 6 unit per acre or whatever that is. This is not aligned with what is recommended practices. And I'm an engineer, electronics, but there's a lot of stuff in civil. I have a lot of civil engineer brothers. This is not aligned with that. Thank you.

MICHAEL NAFT

Thank you. Anyone else wishing to speak, please come forward for Items 49 through 53.

DOUGLAS GERMANO

Douglas Germano, G-E-R-M-A-N-O, 1675 Sherwin Lane, 100 feet away from this. First of all, water. We don't think about that anymore. Not in this county. We just keep building. Hopefully, one of these days after I'm gone and you're all going to be gone, and this is all going to be gone back to desert. No water. Second, the parking, there are two car garage with no parking in front, no parking on the street. Where are they going to park starting off with 58 cars just for their parking? Then it's a four bedroom units. Where's the other two people going to park if they have two more cars possibly? I'd go for three. That goes up to 78 cars. Then they have a party. Okay? We're up to 100 cars. Where are they parking? Down my street in front of my house, blocking my driveway. We already got that problem with a party house down the street that somebody bought for a half a million dollars, which was stupid because it's not worth that much. It was just a little junk house. And I've been fighting it with Code Enforcement already with it. Even got a catering truck parked there, parked inside the property when they have the parties on the weekends.

Also, four-bedroom house with two and a half baths. It's 1,500 square feet. Coffin rooms with walk-in closets. Amazing. Which is the closet? Which is the bedroom? It's the first question. Also, staff denied this from the township. We denied it up there. They don't even meet the minimum standards. They're under the minimum standards of square footage use. You go through all your records here. And there's been denials on this too. So, this project, we fought this 10 years ago, putting apartments there, and got denied. Now you're putting more units in there. They want 24. They only wanted 18. What happened to that? You guys weren't here probably 10 years ago. Okay? I've been here since 2008 in that property right down the street. I don't want it. I've been a general contractor for 55 years. This is not right. Thank you.

MICHAEL NAFT

Thank you. Anyone else wishing to speak on Items 49 through 53, please come forward.

DOUGLAS GERMANO

(inaudible) crossing the street.

MICHAEL NAFT

Seeing no one, I'll close the public hearing and turn it over to Commissioner Segerblom.

TICK SEGERBLOM

Thank you. There's two issues I want to bring to everybody's attention because first for Commissioner Naft, we do have detached sidewalks, so making him happy. To Commissioner Gibson, one half of the side of the street, the north side of the street will not have the full length of parking in front of the garage. The south part will have the full length so the cars will be able to park there. We couldn't figure out a way to get these units into that area and have full parking in front of both garages, both the north and the south, so that was the compromise we reached. This is a vacant piece of property as the gentleman just spoke. It's been there forever.

It's affordable housing. It's going to be in the \$300,000 range. This is the kind of thing we're trying to do to make affordable housing in neighborhoods. It's not a perfect compromise, but it's the best we can do on this property. And for that reason, I would support it. Now, with respect to Antonio, I know there was an issue about the driveway or the street connecting to the west there. And we figured that out, right?

ANTONIO PAPAIZIAN

Yes, sir, Commissioner. It's going to require a waiver either way, and it's what's the best waiver? What is the safest waiver? And it would be lining up their street just as they've done with the street. Birdstone to the west would be the safest way to go is to make sure that those two streets line up so that there's no intersection offset waiver, which then you'd have conflicting movements as you enter actually more egressing either subdivision, the one to the west and the newly subdivision to the east of Betty Lane.

TICK SEGERBLOM

And there also is parking in the middle of that green area. How many spaces is that, Greg?

GREG BORGEL

Yes. I'm sorry. Yes, there is a series of parking provisions on both sides of the street. Right now, we are looking at, I'm going to be subject to correction on this point, eight on either side of the street. So, there would be guest parking available. And it remains true that the parking arrangements are accommodating the code requirements and excess of that. So, the code requirements are exceeded here in this amenitized area, which is set up for a dog park and other amenities. And that's the location of the additional parking.

TICK SEGERBLOM

Additionally, this is going to HOA So, part of the HOA, the restrictions will be you can't park in front of those garages where there's only 10 feet space.

GREG BORGEL

Oh, that's correct.

TICK SEGERBLOM

So, they're going to have to keep the garages vacant for parking.

GREG BORGEL

That's correct.

MARILYN K. KIRKPATRICK

May I ask a question, Commissioner?

TICK SEGERBLOM

Yes.

MARILYN K. KIRKPATRICK

I know this is a tough spot because we get the calls for the homeless and all the other stuff that ends up being there, so trying to find the balance. But maybe Commissioner Naft is usually pretty good about having a condition to say the garage is for parking. Maybe you need to add that because it is a dense area over there, and maybe that'll just ensure that people are parking in the garage as well as to keep some of it off the streets. And it'd be a HOA to absorb it, but what we don't want it to be is storage in the garage, and then everybody's parking on the street, because that's what happens.

TICK SEGERBLOM

And again, that would be part of the HOA CC&Rs (Covenants, Conditions, and Restrictions) as far as you'd have to—

GREG BORGEL

So, the HOA would have the ordinary set of rules to enforce their parking arrangements.

TICK SEGERBLOM

And we'll make that a condition of this approval. Commissioner Gibson, do you have a comment about the 10 foot?

JIM GIBSON

Not today. Thank you.

TICK SEGERBLOM

Okay.

JIM GIBSON

Not today.

MOTION

TICK SEGERBLOM

Anyway, this is the kind of thing we're trying to do is fill these infill places. Not everything works perfectly, but truthfully, this is going to be affordable housing in an area that we need people. And we're going to cover up a vacant piece of property where there's been lots of homeless issues. So, I would move for approval based upon— I'm sorry.

ANTONIO PAPAIZAN

Sorry, Commissioner. Just want to make sure. I think I heard it, but I'd like to officially go on the record to make sure that they know they don't need waiver standards number 3A and 3B since they are doing detached sidewalks.

TICK SEGERBLOM

Okay.

GREG BORGEL

Yes, we have withdrawn the waiver which was originally submitted, which would have allowed a partly detached sidewalk or only a partly detached sidewalk, and it now will be detached in its entirety. And I think that was the answer to the question.

TICK SEGERBLOM

That was the answer. All right, so I would approve all items subject to all items.

JENNIFER AMMERMAN

Excuse me, Commissioner. Did you clarify that the garages are for parking only?

TICK SEGERBLOM

Yes.

JENNIFER AMMERMAN

We'll put that on here.

TICK SEGERBLOM

Put that on the record.

MICHAEL NAFT

There's a motion for approval of Items 49 through 53 with additional conditions placed on the record. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes. Thank you.

GREG BORGEL

Thank you.

50. VS-26-0090-ORVPP TRUST & KUMAR RASMI TRS: VACATE AND ABANDON a portion of right-of-way being Owens Avenue located between Betty Lane and Sherwin Lane; a portion of right-of-way being Betty Lane located between Owens Avenue and Kell Lane; and a portion of right-of-way being Sherwin Lane located between Owens Avenue and Kell Lane within Sunrise Manor (description on file). TS/bb/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 49, 51, 52, AND 53).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

51. WS-26-0085-ORVPP TRUST & KUMAR RASMI TRS: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway geometrics; 2) reduce street intersection offset; and 3) allow attached sidewalks in conjunction with a proposed single-family attached residential development on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor. TS/bb/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 49, 50, 52, AND 53).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

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

Public Works - Development Review

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

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 #0207-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN.

52. PUD-26-0089-ORVPP TRUST & KUMAR RASMI TRS: PLANNED UNIT DEVELOPMENT for a 24 lot single-family attached residential development with modified development standards on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor. TS/bb/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 49, 50, 51, AND 53).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

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 #0207-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

53. TM-26-500024-ORVPP TRUST & KUMAR RASMI TRS:

TENTATIVE MAP consisting of 24 single-family residential lots and common lots on 1.59 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Owens Avenue and east of Betty Lane within Sunrise Manor. TS/bb/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- All street suffixes shall be spelled out;
- The extension of the street Birdstone shall have a suffix that is not Street or Court. The existing cul-de-sac shall still be shown as Birdstone Court.

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 #0207-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 54, 55, and 56)

54. ZC-26-0091-SONODA, JAMES DAVID:

ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located west of Cimarron Road and south of Patrick Lane within Spring Valley (description on file). MN/rk (For possible action)

ACTION: APPROVED (COMPANION ITEMS 55 AND 56).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

JENNIFER AMMERMAN

Next are Items 54 through 56, which can be heard together.

- Item 54, ZC-26-0091. Zone change to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located west of Cimarron Road and south of Patrick Lane within Spring Valley (description on file).
- Item 55 VS-26-0092, Vacate and abandon easements of interest to Clark County located between Patrick Lane and Post Road (alignment), and Jim Rogers Way and Cimmaron Road within Spring Valley.
- Item 56 WS-26-0093, Waivers of development standards for the following: 1) reduce the front setback; 2) reduce parking area landscaping; and 3) increase retaining wall height. Design review for an office/warehouse development on 5.00 acres in an IP (Industrial Park) Zone. Generally located west of Cimarron Road and south of Patrick Lane within Spring Valley.

MICHAEL NAFT

Good morning.

JENNIFER LAZOVICH

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive here today on behalf of the applicant. The site is located right here in the middle of this blue area. It sits just to the west side of Cimarron and just slightly north of Post Road. This larger blue almost box is the majority of it, not this piece, but the majority of it is home to the UNLV (University of Nevada, Las Vegas) research and technology park. That's what you start to see when you look over here. There is an existing office warehouse building located immediately south of us. In working with Public Works, we had wanted to mirror that single building to the south, but it would have caused a conflict with where Post Road comes in relative to a driveway at that location. So, what we submitted instead is two different office warehouse buildings. We do have our access points coming off of Cimarron and then an exit point coming off of here.

We do have some waivers that go with this application. Predominantly, it deals with the need for taller walls around the exterior of our site. And as you can see, there's a pretty significant drainage channel that's in this area, and so those walls are really necessary in order to accommodate that. One thing to note is the height of those walls that are noted in the waiver. The taller side will be visible if you're standing over here on the west side, but we believe that once this property gets developed, they have the same drainage issues that we have to deal with. They too will need to fill that and raise it up. And at that point, the wall on the west side won't seem as tall because of the elevation or grade changes that they'll have to make to deal with the wash on that side.

Just to show you what this looks like, just office warehouse building, we do have an additional waiver for some landscaping and a setback. The setback really has to do with the fact that it's off of Cimarron and the building setback is to here for the waiver. We have put all of our parking in the rear of the buildings rather than on the front, so that drove the need for the setback waiver along Cimarron. And then we have a couple of landscape waivers. We tried to do as many fingers along the west side or rear of this as we could, but we needed a few waivers for that as well. TAB actually considered this and did recommend approval, so I'd be happy to answer any questions.

MOTION

MICHAEL NAFT

Thank you very much. This is a public hearing on Items 54, 55, and 56. Anyone wishing to speak, please come forward now. Seeing no one, I will close the public hearing and move for approval of Items 54, 55, and 56.

VOTE

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

MICHAEL NAFT

That motion passes. Thank you.

JENNIFER LAZOVICH

Have a good day.

MICHAEL NAFT

You too.

55. VS-26-0092-SONODA, JAMES DAVID:

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road (alignment), and Jim Rogers Way and Cimmaron Road within Spring Valley (description on file). MN/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 54 AND 56).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to the back of curb for Cimarron Road;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

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

56. WS-26-0093-SONODA, JAMES DAVID:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the front setback; 2) reduce parking area landscaping; and 3) increase retaining wall height. DESIGN REVIEW for an office/warehouse development on 5.00 acres in an IP (Industrial Park) Zone. Generally located west of Cimarron Road and south of Patrick Lane within Spring Valley. MN/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 54 AND 55).

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 35 feet to the back of curb for Cimarron Road;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

SEC. 6. APPEAL

57. AC-26-900085 HOLDOVER: Consider an appeal of the Director's Notice of Decision to deny a Request for Reasonable Zoning Accommodation at 5614 Stingaree Circle within Sunrise Manor; and direct staff accordingly. TS/ja (For possible action)

ACTION: APPROVED (APPEAL OF REQUEST FOR REASONABLE ZONING ACCOMMODATION GRANTED SUBJECT TO A MAXIMUM OF 10 CHICKENS, AND CHICKENS MAY NOT BE REPLACED TO BEYOND 5 CHICKENS).

JENNIFER AMMERMAN

Next is Item 57 AC-26-900085. This is a holdover for consider an appeal of the Director's Notice of Decision to deny a Request for a Reasonable Zoning Accommodation at 5614 Stingaree Circle within Sunrise Manor. Commissioners, this was held from last meeting. Last meeting, I mentioned the findings for the denial. And if you remember, the applicant's not required to be here or speak, and if they do, they're not required to disclose any information about their disability.

MICHAEL NAFT

Thank you very much. Is there an applicant here that would like to speak?

TICK SEGERBLOM

No.

MICHAEL NAFT

No.

TICK SEGERBLOM

Mr. Chairman, I've met with them and came up with this proposed solution and told they didn't have to be here.

MICHAEL NAFT

Okay.

TICK SEGERBLOM

So, is it a public hearing?

MICHAEL NAFT

It's your show.

TICK SEGERBLOM

All right, it's my turn but anyway, long story short, Commissioner Becker and I went out and actually visited this site. Turns out she loves chickens, so she was prejudiced in that sense. But the fact is that I do think there is a disability that is accommodated by this. There are 13 chickens there now, which is too

much, although the neighbor's not complained. So, my recommended decision would be to reduce the 13 to 10 right away and then reduce it from 10 to five over time as they die or sold or whatever would be the process. And this is subject to, if there's neighbors start complaining or something, obviously they could come back, but for now that would be the decision.

MARILYN K. KIRKPATRICK

May I ask a question before we open the public hearing? Ten? That's a lot on a 7,000 square foot lot and chickens live a long time. So, I'm more reasonable with five and then not replace them over time. But 10 is a lot. You're not really changing the— It's not even fair to the chickens, quite frankly, because they've got to have room to move around as well.

APRIL BECKER

We went and looked at the facilities that they have and it was exceptionally clean. And I was surprised, to be honest.

MARILYN K. KIRKPATRICK

I know. Well, I probably can't support it because that's why you have half acre lots. That's why you have all those other things, so I appreciate that. But you do it for one, you're going to have to do it— This is not the first time, it's more common than ever that chickens are before us in these neighborhoods. So, okay. No, I appreciate that you guys went. I appreciate that it was clean, but thanks.

MOTION

TICK SEGERBLOM

Well, the good news is these chickens might not live forever, so they're not allowed to replace them, down to five. All right, so that's my motion.

MARILYN K. KIRKPATRICK

But they're relatively young chickens, correct? Today.

TICK SEGERBLOM

I didn't check their IDs, but they seem pretty big.

MICHAEL NAFT

There's a motion. Please cast your vote.

VOTE

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

VOTING NAY: Marilyn K. Kirkpatrick

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes. Thank you.

SEC. 7. AGENDA ITEMS

58. AG-26-900211: Discuss potential amendments to Title 30 and direct staff accordingly. (For possible action)

ACTION: STAFF DIRECTED.

JENNIFER AMMERMAN

Next is Item 58. And this is agenda item AG-26-900211 to discuss potential amendments to Title 30 and direct staff accordingly. Commissioner's last meeting, Commissioner Jones asked if we could have an open discussion about potential changes to Title 30. Commissioner Kirkpatrick mentioned something as well. I would also like to ask if we could get direction to come back periodically with updates or corrections to the zoning code that we've noticed in the past two years. A couple right off the bat would be to make amendments to our revised plan process, also to modify non-conforming standards for subdivisions, and then I ask to hear from all you. What would you like?

MICHAEL NAFT

Thank you, Commissioner Jones.

JUSTIN JONES

Following up on yesterday's discussion on distance separation from residential for live entertainment, I think obviously that's one that we've already discussed, so I'll turn it over to the Board for any other ideas. I know Commissioner Kirkpatrick had some ideas.

MARILYN K. KIRKPATRICK

I do, thank you. And I want to work with Martin on some agricultural overlays. I think in some of the outlying areas, it makes sense so that animals can be allowed and as they're starting to see some of the growth that it doesn't get forgotten, lost on what it was. And then I think Commissioner Naft and I are going to meet with the Rural Alliance and we'd like to be able to bring you back some stuff from them in a short timeframe because the thing is we had hoped with the Rural Alliance that within a year they would come out. I'd like to see signage when you go into these rural areas so that people know, because what happens is it changes their lifestyle when people complain about the animals.

We've heard the animals, the flies, all that other stuff, and a lot of those folks were there first, and so I'd like to see some of that. And then are we also going to look at—Did you bring up Justin the one if it meets the code, they could process right through?

JUSTIN JONES

I think that's obviously a bigger discussion, but I think Ms. Ammerman and her team are working through that and we'll come back with a proposal of some sort in the future, right?

JENNIFER AMMERMAN

Yes, we're working on that.

JUSTIN JONES

And just one other one that I know we've talked about a little bit is our standards for off-site improvements and sidewalks default to concrete sidewalks. We've talked about in connection with the Vegas Valley rim trail potential for concrete sidewalks on one side and potentially asphalt sidewalks on

the other, a modification similar to what I had forward along that St. George has adopted as part of their trails program so that it can be—Particularly on the outsides of towns, you can have more of a trail feel on one side of the street and standard concrete on the other.

JENNIFER AMMERMAN

Okay, thank you.

MICHAEL NAFT

Anyone else have any direction on this item?

TICK SEGERBLOM

I think you probably included what you said, but the thing that in the Las Vegas Country Club where we were dealing with that issue.

JENNIFER AMMERMAN

Right. That'll be for non-conforming residential subdivisions.

TICK SEGERBLOM

All right, great. Thank you.

MICHAEL NAFT

Any other discussion? Okay. You've got some direction.

JENNIFER AMMERMAN

Yes, thank you.

MICHAEL NAFT

Thank you.

JENNIFER AMMERMAN

Next is—

MICHAEL NAFT

Because you asked, we should give you direction to— Feel free to please yes, come back as needed periodically, whenever that might be, but I don't think you need to wait for Board direction to come back when there are updates that are necessary.

JENNIFER AMMERMAN

Okay, perfect. Thank you.

MICHAEL NAFT

Thank you.

59. AG-26-900212: Discuss Neighborhood Protection Overlay-Rural Neighborhood Preservation (NPO-RNP) standards and development regulations, and direct staff accordingly. (For possible action)

ACTION: STAFF DIRECTED.

JENNIFER AMMERMAN

Next is Item 59, which is AG-26900212. This is to discuss Neighborhood Protection Overlay, RNP standards and development regulations. We touched on it before, but last meeting you had brought up some potential changes for that.

MICHAEL NAFT

From my perspective, we've been talking about rural off-sites. We've got actually Commissioner Kirkpatrick mentioned the meeting with the RAAC (Rural Alliance Advisory Committee) committee tomorrow, I believe. I don't really have anything ready for this moment, but I would like to continue working on that.

MARILYN K. KIRKPATRICK

Okay, thank you. May I ask a question? So, I do think that we could at least maybe give you some direction to at least move forward on some recommendations that may come out, because what I don't want— What's happening at the RAAC committee is they pontificate, you guys have done three presentations in there, but yet there's no answers. I think Commissioner Naft and I want to prod them to move a little faster, and so maybe the direction is for you to bring some of those because I believe they— According to the resolution, Rob, they have to bring them back to the Board for the Board to look. So, I want to make sure that they have the direction that we could do that sooner rather than later.

MICHAEL NAFT

And to that point, I'm working with Director Cedarburg, Antonio, Jennifer, and Lisa Kremer to do exactly what you're asking for.

MARILYN K. KIRKPATRICK

And then can I just ask the other on the rural overlay? So barndominiums, I want to look at those type to make sure that we can do them within our code because they fit in more with the rural character of some of our outlying areas. So, I just want to make sure because a lot of times their garage is bigger than the footprint of the house, and I think that that's an issue within our code. So, I just want to make sure we could do them for sure.

JUSTIN JONES

And I would say ditto on that one. I've got a couple of proposals and it's rigamarole to try and get there because it just doesn't quite fit our code.

JENNIFER AMMERMAN

Okay, thank you.

MICHAEL NAFT

Anything else for discussion related to this item? Okay, thank you.

SEC. 8. INTRODUCTION OF ORDINANCES

- 60. ORD-25-900565: Introduce an ordinance to consider adoption of a Development Agreement with BELTWAY BUSINESS PARK RETAIL No 1 LLC for a gasoline station and convenience store on 1.78 acres, generally located east of Jones Boulevard and south of Badura Avenue within Enterprise. MN/ji (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, APRIL 22, 2026, AT 9 A.M. (BILL 4-8-26-1).

JENNIFER AMMERMAN

Thanks. Last are Items 60 through 64, which are ordinances for introduction.

- [Item] 60 is ORD-25-900-565. Introduce an ordinance to consider adoption of a Development Agreement with Beltway Business Park Retail No 1 LLC for a gasoline station and convenience store on 1.78 acres, generally located east of Jones Boulevard and south of Badura Avenue within Enterprise.
- Item 61, ORD-26-9007. Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas Inc. for a residential development on 12.68 acres, generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise.
- Item 62, ORD-26-900054. Introduce an ordinance to consider adoption of a Development Agreement with Kendall Mitchell & Irma for a single-family residential development on 0.93 acres, generally located north of Raven Avenue and west of Edmond Street within Enterprise.
- Item 63, ORD-26-900112. Introduce an ordinance to consider adoption of a Development Agreement with West Henderson Hospital Medical Center LLC for an emergency care facility on 2.03 acres, generally located north of Cactus Avenue and east of Schirlls Street within Enterprise.
- Item 64 ORD-26-900185. Introduce an ordinance to amend the official zoning map, reclassifying certain properties as approved by the Board of County Commissioners on January 21, excuse me, 2026.

Staff recommends you introduce the ordinance and set the public hearing for April 22.

MICHAEL NAFT

We'll introduce the ordinance and set the public hearing for April 22.

61. ORD-26-900007: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas Inc. for a residential development on 12.68 acres, generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/jl (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, APRIL 22, 2026, AT 9 A.M. (BILL 4-8-26-2).

62. ORD-26-900054: Introduce an ordinance to consider adoption of a Development Agreement with KENDALL MITCHELL & IRMA for a single-family residential development on 0.93 acres, generally located north of Raven Avenue and west of Edmond Street within Enterprise. JJ/dd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, APRIL 22, 2026, AT 9 A.M. (BILL 4-8-26-).

63. ORD-26-900112: Introduce an ordinance to consider adoption of a Development Agreement with WEST HENDERSON HOSPITAL MEDICAL CENTER LLC for an emergency care facility on 2.03 acres, generally located north of Cactus Avenue and east of Schirlls Street within Enterprise. JJ/dd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, APRIL 22, 2026, AT 9 A.M. (BILL 4-8-26-4).

64. ORD-26-900185: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on January 21, 2026. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, APRIL 22, 2026, AT 9 A.M. (BILL 4-8-26-5).

PUBLIC COMMENTS

JENNIFER AMMERMAN

And then the next item is your second item for public comment.

MICHAEL NAFT

Anyone wishing to speak on the final time set aside for public comment? Please come forward at this time. State your name. You may speak for up to three minutes. Good morning.

JOHN OGG

Good morning, my name is John Ogg. Last name is spelled O-G-G, 6755 Costa Place, Las Vegas, Nevada, 89146. I want to present to you because first off, I want to say that I'm very thankful to Commissioner Jones and Mike Shannon, who have been helpful with this issue in the past. But if you could please put this up on the screen, I'd like to show you first my home and then the home that I've been dealing with next door for over four years. I have had zero response from Code Enforcement until I have asked Commissioner Jones and Mike Shannon to become involved. Immediately next door to me, to my west is 6759 Costa Place. This photograph was taken or these two photographs were taken May 11, 2022, at which time I reached out to Code Enforcement repeatedly and I have those requests in my FixIt app, which for the record doesn't seem to be very effective.

These photographs with all the dead vegetation, the collapsed wall, which the collapsed wall still exist, were taken December 31, 2023, at which time I reached out to Mike Shannon and Justin Jones, and they were able to get some resolution of the issue. Fast forward to March 14, 2026, you can see the front yard is still a complete eyesore, at which time I reached out to Commissioner Jones and Mike Shannon again, and have had Code Enforcement come out and visit the property since. I understand that the person is on leave that is primarily responsible for that area. Not my problem. We have Code Enforcement for a reason. These two pictures were taken the day before yesterday. Well, I apologize, yesterday. I need the Commission's help. My next steps, if it's necessary, is I will go to the media. This has been going on for over four years.

My home is worth, depending on what you believe, \$800,000, \$850,000 as much as \$900,000. I take pride in my home. My husband and I have made improvements to the home. We've been there for 13 years, and this is not acceptable. I ask for the Commission's help. Thank you.

MICHAEL NAFT

Thank you. Anyone else wishing to speak, please come forward.

JOHN OGG

When is 28?

MICHAEL NAFT

We can answer that in just a moment.

AL ROJAS

Okay. Hello, my name is Al Rojas. I live in Sunrise Manor, active in the community, trying to help our community and our elected officials with the homeless problems and other things that are going on. So, we're trying to work with these homeless issues and we know that when we contact them 10 to 15 times, the records show that we can get them off the street. So, I'm working with the judges. Hopefully, maybe you guys can talk to them also et al (inaudible) here in unrestricted, unincorporated Clark County, so that hopefully they can hold these people if we arrest them on the new encampment ordinance and they can get some kind of a therapy or some kind of treatment. I think that's the direction we should be going because the people that are on the street now are people that are just resistant or the services aren't getting out to them. We may have to arrest them and then have somebody talk to them.

The other thing is some of these businesses that are bad actors, you just saw this gentleman here talk about a resident that's got an eyesore of a residence. There's a lot of these eyesore businesses that we've got to start getting on top of that are throwing a lot of garbage on the streets. Regarding these high density developments there are 18 units like the one that's going on, I highly recommend that you start looking at Lake Mead Court, which is the development that I live in. It's high density, but it's well managed. And Hollywood Ranch, very popular developments in the 2011, 2009 area, and I think very reasonably priced. I think that is a very good development that you guys should be looking at to address this housing crisis, and possibly with the extent that the owner has to live in the properties to keep these out-of-state residents.

And last and foremost, I want to talk about the 2036 Olympics. I'm going to probably make a statement on that during a Tuesday public comment, but Las Vegas is very well positioned to host the 2036 Olympics, and I really seriously consider that you guys start looking into an exploratory committee. I was in Los Angeles when we had the 1984, and we have all the infrastructure to support that, and I really do believe that we were going to be strong candidates. We definitely— I have to admit, Las Vegas knows how to throw a party when you look at what we've done with F1 (Formula 1). So, I think that that's something that should be put on the agenda for you guys to look in the future. Thank you very much. Bye.

MICHAEL NAFT

Thank you very much. Anyone else wishing to speak, please come forward at this time. Just a point of clarification. Item 28 has been held until the May 6 meeting. If there is nothing further, we will go ahead and adjourn today's meeting. Thank you.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 11:32 a.m., the meeting was adjourned.

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

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

[ONLINE MEETING LINK](#)

APPROVED: /s/ Michael Naft _____
MICHAEL NAFT, CHAIR

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