



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, March 4, 2026:

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

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

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

Commissioners Present:

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

Absent:

None

Also Present:

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

SEC. 2. PUBLIC FORUM

1. Public Comment

MICHAEL NAFT

Good morning. Welcome to the March 4, Zoning meeting of the Clark County Commission. The first item on the agenda is public comment. Anyone wishing to speak on an item on today's agenda can come forward at this time and speak for up to three minutes. Please state your first and last name for the record and the agenda item you're wishing to speak to.

MARK MCINTYRE

Good morning, Commissioners. My name's Mark McIntyre. Do you need my address now?

MICHAEL NAFT

Nope, that's fine. Thank you.

MARK MCINTYRE

We want to speak on — Vaughnie will tell you the item number. You see the item number there? Got an APN (Assessor's Parcel Number) number.

VAUGHNIE MONTROYA

This one? Or the APN?

MARK MCINTYRE

Which one do you need? An item number or the APN?

MICHAEL NAFT

The item number, the agenda item number. It would be on —

VAUGHNIE MONTOYA

Vaughnie Montoya. It's ZC-25-0855.

MICHAEL NAFT

We think that's Item 12. Okay. Go ahead.

VAUGHNIE MONTOYA

Go ahead.

MICHAEL NAFT

Please go ahead and speak now. Yep.

MARK MCINTYRE

You want to speak now on that item?

MICHAEL NAFT

Yeah, that item is not scheduled for a public hearing, so this would be the time to speak.

MARK MCINTYRE

Okay. Anyway, my name is Mark McIntyre. I live at 3408 Wilmont in Las Vegas. I own the properties at 3408 and 3450. I live three doors down from this project, this proposed project. I ask Commissioners not to approve the zone change at this time. It doesn't meet the definition of Mixed-Use (CM). This project will not create a better and more livable neighborhood the way it's planned. It will only make Frontier, Pioneer, and Wilmont Streets have even more blight than they have now. Frontier will become even more of a skid row. It will become a back alley with even more homeless openly doing drugs, which I deal with on a daily basis. I was under the impression that Clark County wanted to improve Chinatown, not make the neighborhood around it even more ghetto than it is now. If this project is developed with the site plan the way it's proposed, it will only increase traffic substantially within the neighborhood.

All of Frontier and half of Pioneer and Wilmont Street have no sidewalks or streetlamps. There's only four fire hydrants in the entire neighborhood of the Spring Mountain Estates. The Fire Department could not put out a one-bedroom house fire in the area with the hydrants that are there. It took six pumpers to come in and put out one little fire. I guess if it's approved, I'll just give up the fight to preserve what's left of this old neighborhood. I guess this is — Maybe I'll just put up a 6-foot wall like most of the houses on Frontier already have. The site plan for this project is not conforming to what CM is. Does not transition like I would've hoped. Thank you.

MICHAEL NAFT

Thank you.

VAUGHNIE MONTOYA

My name is Vaughnie Montoya. I own four properties on Wilmont Street, 3430 through 3444. And concerning this project, I have some serious safety concerns, particularly related to the increased traffic

flow this will create in a residential neighborhood. The projected volume of commercial traffic, delivery trucks, and customer activity appears incompatible with the existing infrastructure and traffic patterns designed for residential use. My primary concern is safety. I don't believe that this will accommodate sustained commercial traffic, increased congestion, delivery trucks navigating narrow residential roads, being Pioneer. And limited pedestrian protections create a heightened risk for accidents involving residents. There's a lot of people that walk from Desert Inn, primarily the middle school. They walk down these streets. I see them on Wilmont.

So, I believe it creates a heightened risk for accidents involving residents, tenants, and children. Beyond the safety, I'm worried about the implications of property values. Properties rely on predictable traffic patterns, quiet streets, and a sense of security. A commercial operation of this scale disrupts the balance and negatively affects the homeowners. So, I'm worried about the long-term stability of the area. I was owner-builder of four properties there that I still own to this day, so that is a concern.

So, a comprehensive Traffic Impact Study (TIS), I think, is important. Clear mitigation plans addressing traffic flow parking and pedestrian protection. Consideration of alternative access points on these residential streets, because people walk a lot across Wilmont to get across Spring Mountain Road, and it's always been a safety concern. So, I think open dialogue affecting the property owners before approvals move forward. And I believe that thoughtful development should enhance a community, not compromise its safety and residential character. That is basically what I have to say. Thank you for your time.

MICHAEL NAFT

Thank you very much. The items we just heard about, Items 11 through 14, are in Commissioner's Jones District. He's expressed a willingness to have it removed from the routine agenda, so that it can have a full presentation. Anyone else wishing to speak on public comment? Please come forward at this time. If there's anyone else in the audience, if you want to make your way to the center to speak on the first public comment period. Good morning.

CYNTHIA CHAPEL

Good morning. I'm Cynthia Chapel. I live at 234 Molly Court. I have the application numbers. Is that what you want? Or I don't know what the agenda items are. So, application number UC-25-0854 and PA-25-700053.

MICHAEL NAFT

Do you want to give us one moment to identify?

CYNTHIA CHAPEL

Okay.

MICHAEL NAFT

That's also Item 11. Yeah. Okay. So, you can, like the others, you can speak now on those items. It'll also be heard separately in just a moment if you'd rather speak after the presentation.

CYNTHIA CHAPEL

Okay. I can go ahead and I'll speak now, if that's okay.

MICHAEL NAFT

I'm sorry, would you just mind repeating the number?

CYNTHIA CHAPEL

Oh, sure. UC-25-0854 and PA-25-700053.

MICHAEL NAFT

Okay, thank you. I'm sorry. Bear with us one moment. That is not Item 11.

CYNTHIA CHAPEL

Then there's one more too.

JENNIFER AMMERMAN

Commissioners, this is Items 41 through 43. For senior housing.

MICHAEL NAFT

So those items are going to receive their own hearing in just a moment.

CYNTHIA CHAPEL

Okay.

MICHAEL NAFT

So, if you want to have a seat, those items will be heard separately. They're not on the routine agenda. Thank you. Anyone else wishing to speak during the first time set aside for public comment? Again, I'll invite anyone who wants to speak. After these two, we'll close the first public hearing. And if you could, when you come forward, please identify the agenda item you're here to speak on.

SHEILA MAHONEY

Give me a second. Is it just the APN that you're looking for?

MICHAEL NAFT

No, we're looking for the item on the agenda. If you have the APN, we can identify it. It would just take a moment. I think Ms. Ammerman will take a look.

SHEILA MAHONEY

So, agenda [Item] number 11, 12, 13, and 14. Excuse me, I'm sorry.

MICHAEL NAFT

Wonderful. So those items, Commissioner Jones has offered to pull those from routine action, so they will be heard in just a moment. If you want to have a seat.

SHEILA MAHONEY

All Right, thank you.

MICHAEL NAFT

You can speak to them after the presentation.

SHEILA MAHONEY

All right. Thank you.

MICHAEL NAFT

Thank you. Seeing no one else wishing to speak on this first time set aside for public comment, we can move forward with the meeting.

SEC. 3. AGENDA

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

ACTION: APPROVED.

MICHAEL NAFT

The second item is the approval of the agenda after considering any additions or deletions of the items. I'm going to let you read in any changes.

JENNIFER AMMERMAN

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

Hold to the March 18, 2026, Zoning meeting:

- Item 26, UC-26-0015
- Item 31, VS-26-0021
- Item 32, UC-26-0020
- Item 33, TM-26-500002
- Item 50, ZC-26-0025
- Item 51, WS-26-0026

Hold to the April 8, 2026, Zoning meeting:

- Item 4, DR-25-0849
- Item 35, WS-26-0004
- Item 37, PA-25-700052
- Item 38, ZC-25-0836
- Item 39, VS-25-0837
- Item 40, WS-25-0838

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 4, 26, 31, through 33, 35, 37, through 40, 50, and 51, the agenda stands ready for your approval.

MOTION

WILLIAM MCCURDY II

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

MICHAEL NAFT

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

VOTE

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

MICHAEL NAFT
The motion carries.

- 3. Approval of minutes. (For possible action)

ACTION: APPROVED.

JENNIFER AMMERMAN
The third item in the agenda is the approval of the minutes. The minutes of the February 4, 2026, Zoning meeting are ready for approval.

MOTION

WILLIAM MCCURDY II
I move approval of our 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
That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 23

ACTION: APPROVED.

JENNIFER AMMERMAN
Next item are the routine action items, which will consist of Items 5 through 23, except for 11 through 14. That will be heard separately. These can be heard together in one motion, are subject to the conditions listed with each agenda item. Additionally, staff has the following request:

- Item 6, ET-26-40001 (ZC-23-0745). Add the following Public Works condition: applicant to coordinate a contribution with Public Works Development Review for the improvements on Giles Street.
- Item 9, WC-25-400142 (UC-25-0053). To leave the Comprehensive Planning bullets 2 and 4.

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

MOTION

WILLIAM MCCURDY II

With the additions read into the record, I move approval of our routine action items.

MICHAEL NAFT

There's a motion for approval, please cast your vote.

VOTE

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

MICHAEL NAFT

That motion 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: DELETED FROM THE AGENDA (HELD TO APRIL 8, 2026, PER THE APPLICANT).

5. SDR-26-0010-SG VEGAS OWNER, LLC:
SIGN DESIGN REVIEW to increase the number of electronic signs in conjunction with a previously approved comprehensive sign plan for an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Harmon Avenue within Paradise. JG/rr/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

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

Public Works - Development Review

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

6. ET-26-400001 (ZC-23-0745)-LV ERIE, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) mini-warehouse; 2) convenience store; 3) gasoline station; and 4) vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; 2) off-site improvements; 3) non-standard improvements in the right-of-way; 4) eliminate sidewalk and alternative landscaping; 5) allow modified driveway design standards; and 6) allow modified street standards.

DESIGN REVIEWS for the following: 1) mini-warehouse; 2) convenience store; 3) gasoline station; 4) vehicle wash; and 5) finished grade on 3.53 acres in a CG (Commercial General) Zone. Generally located east of Las Vegas Boulevard South and south of Erie Avenue within Enterprise. MN/rr/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until December 20, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to coordinate a contribution with Public Works - Development Review for the improvements on Giles Street;
- Compliance with previous conditions.

7. ET-26-400003 (UC-23-0815)-USA:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) overhead power transmission lines; 2) electric substation; 3) public utility structures with all accessory structures; 4) increase the height of utility structures; 5) waive landscaping and screening requirements; and 6) eliminate trash enclosure.

DESIGN REVIEWS for the following: 1) overhead power transmission lines; 2) electric substation; and 3) public utility structures with all accessory/ancillary structures and uses on 351.9 acres 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 Indian Springs. AB/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until February 7, 2028 to commence.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

8. WC-25-400143 (VS-25-0055)-305 CCD, LLC:

WAIVER OF CONDITIONS of a vacation and abandonment requiring the vacation to be recordable prior to building permit issuance or applicable map submittal in conjunction with the vacation and abandonment of portions of rights-of-way being Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road within Winchester. TS/lm/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0341-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

9. WC-25-400142 (UC-25-0053)-305 CCD, LLC:

WAIVERS OF CONDITIONS of a use permit requiring the following: 1) 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; 2) prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned; and 3) bond or other form of financial security, acceptable to Clark County shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan prior to the approval of the grading permit in conjunction with an approved a shopping center and a hotel and convention center complex on 6.22 acres in a CR (Commercial Resort) Zone. Generally located south of Convention Center Drive and west of Debbie Reynolds Drive within Winchester. TS/lm/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Subsequent to commencement of construction for Phase 1, a solid 8 foot high wood construction fence made of dimensional lumber and faced with plywood shall be constructed along Debbie Reynolds Drive and Convention Center Drive if construction has stalled for 90 days;
- Prior to the issuance of building and grading permits for Phase 2 (hotel, garage, and convention center), enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0341-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

10. WS-25-0901-305 CCD, LLC:

WAIVER OF DEVELOPMENT STANDARDS to waive full off-site improvements in conjunction with a proposed minor subdivision on 6.22 acres in a CR (Commercial Resort) Zone. Generally located south of Convention Center Drive and west of Debbie Reynolds Drive within Winchester. TS/lm/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0341-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 11, 12, 13, and 14)

11. PA-25-700054-ISABELLE INVESTMENTS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Urban Neighborhood (UN), Compact Neighborhood (CN), and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 2.44 acres. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise. JJ/rk (For possible action)

ACTION: ADOPTED (RESOLUTION R-3-4-26-1; COMPANION ITEMS 12, 13, AND 14).

JENNIFER AMMERMAN

Next are Items 11 through 14 that can be heard together.

- Item 11, PA-25-700054. Plan amendment to redesignate the existing land use category from Urban Neighborhood (UN), Compact Neighborhood (CN), and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 2.44 acres. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise.
- Item 12, ZC-25-0855. Zone change to reclassify 1.99 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise.
- Item 13, VS 25-0856. Vacate and abandon a portion of right-of-way being Decatur Boulevard located between Spring Mountain Road and Pioneer Avenue; a portion of right-of-way being Pioneer Avenue located between Decatur Boulevard and Frontier Street; and a portion of right-of-way being Frontier Street located between Spring Mountain Road and Pioneer Avenue within Paradise.
- Item 14, WS-25-0857. Waivers of development standards for the following: 1) reduce parking lot landscaping; 2) reduce buffering and screening; 3) modify residential adjacency standards; and 4) allow modified driveway geometrics. Design review for a proposed shopping center on 2.89 acres in a CG (Commercial General) Zone. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise.

MICHAEL NAFT

Good morning.

SHELDON COLEN

Good morning. Sheldon Colen, 2140 East Pebble Road, here representing the applicant. Appreciate your time this morning. As you see in front of you, as was described, it's a project on the corner of Decatur and Pioneer and the back of this project, fronts Frontier. What we are proposing is a new development that

will bring nothing but good to the area, when it comes to the presence along Decatur. You will see also that we have set the project back from Decatur to allow for the not overwhelming feel along the street. But besides this, in regards to the effect on the residences behind, we have provided detached sidewalks and landscaping, as is required by code and also encouraged by this Council Commission. And in regards to what's the use, it's going to be a CM. It'll be retail and restaurants. There will be no nightclubs, which will then, of course, control the amount of time they're open.

And we're also proposing a parking, two-story parking garage along Frontier and back. And as you can see from some of the renderings, it does show what the residences would see from the back, and that parking garage will be shielded by a method of vertical elements and also a large amount of trees. That area back there is no taller than a two-story house, so we do not feel it'll overwhelm any of the residences behind this. In regards to traffic in the area, of course, as you know, as all projects of this size, we're required to do a traffic study, and that'll be diligently followed as is usual, by projects we do. And I am here to answer any questions you may have.

MICHAEL NAFT

Thank you. This is a public hearing. Anyone wishing to speak on Items 11 through 14, who has not already spoken, please come forward at this time.

SHEILA MAHONEY

Good morning.

MICHAEL NAFT

Good morning. Please just state your name again for the record.

SHEILA MAHONEY

My name is Sheila Mahoney.

RON MARINO

Ron Marino.

MICHAEL NAFT

And if you want to speak one at a time, you'll each get your own period for comment and just bring the microphone a little closer to your mouth.

SHEILA MAHONEY

Okay. We're here — I'm sorry. To oppose the height of this project, the traffic in this project. We live in this neighborhood. We've grown up in this neighborhood. We've been there for years. We all have rental properties there. This is our livelihood there. If they build this, they're going to bring a wall to Frontier. On Frontier, all it's going to cause is to bring the homeless, the unhoused, whatever you want to call them. It gives them shelter and a place to hide.

We first were contacted by the person that owns the properties. That was our first contact. When they said they only had to contact just the people right there on Frontier. This is a neighborhood. They didn't contact anybody else in the neighborhood. One page here shows you what this neighborhood is. I don't know if you guys have the plat map there.

MICHAEL NAFT

If there's something you want to show us, you could just put it on the screen, on there.

SHEILA MAHONEY

This right here, I guess you just put it here?

MICHAEL NAFT

Nope, ma'am.

SHEILA MAHONEY

Okay, sorry. That wasn't the first time we were contacted. What we were first contacted with was by the owner of the property, and we were contacted by the owner of the property to try and change the deed restrictions. That's how we were contacted originally, but it was only the people that were right there on Frontier, right behind this building. Not everybody in the neighborhood. And when I asked them why, they said, "We only have to touch these people right here." But there's more to the neighborhood than Frontier. And I understand we're close to Chinatown, but we're more than Chinatown. We're a neighborhood. And the traffic in this area is going to be horrendous. They just paved our roads. It's been 50 plus years that they've done anything in our neighborhood. They just did the roads. They just finished them. They just put the lines on the road for going in and out.

RON MARINO

There are no sidewalks. There's no sidewalks.

SHEILA MAHONEY

So, I think they need to contact more people in the neighborhood. That's why there's not very many people here. All they contacted was what was right there. Well, they own those properties right there.

MICHAEL NAFT

Thank you very much. Good morning.

RON MARINO

Good morning.

MICHAEL NAFT

State your name again for the record.

RON MARINO

Ron Marino. I have six properties there and my renter's already stated to me that if this goes, they're probably moving out, because like she said, it has a neighborhood feel and it's going to lose that. And we have no sidewalks. This is just streets. There's no sidewalks in that area.

MICHAEL NAFT

Does that complete your comment?

RON MARINO

That completes, yes.

MICHAEL NAFT

Okay. Thank you. If you want to have a seat, anyone else wishing to speak on Items 11 through 14, please come forward at this time. Good morning.

JACK VALERO

Good morning. My name's Jack Valero. I live in —

MICHAEL NAFT

If you could just bring the microphone a little closer.

JACK VALERO

Oh. Is that better?

MICHAEL NAFT

Yep.

JACK VALERO

I live in the property directly to the north on the corner of Frontier and Pioneer Avenue. And I saw these drawings that were presented to us earlier. My problem is that I think it's a little bit out of scale for the neighborhood. And there is a business area along Decatur, a business corridor. And now they want to put another mall there. My question is, there's a mall on both sides of Decatur at this point. On Spring Mountain Road, there's malls on both sides of the road on Spring Mountain Road. And on Desert Inn Road, which is the next block up, there's also a shopping center and whatever you call it, a mini mall situation with shops and everything else. So, we're already completely surrounded by malls. Do we need another mall there? I'm not sure. And so, that's basically my feelings about it.

And like I say, I've owned that property since 1971, and it is a neighborhood. You know, it was very rural at the time. There was nothing on Decatur when I first — My father built a house across the street, and we lived there for a while. There was nothing on Decatur. In fact, Decatur ended at Spring Mountain Road. That's how long ago this was. And Spring Mountain Road itself only was paved another 100 feet and then was a dirt road at the time.

But anyway, I oppose this proposition. I think it's a good idea, but I think they need to either make it larger. I mean, buy more property, because I'm going to be now surrounded — We've already got a homeless problem on that property. And in fact, at the corner of Decatur and Pioneer, the owner of that property, I don't know if he's here or not, but there was a Montessori school there for years. And just last year, the Montessori school left and he wound up having to demolish the property, because the homeless just moved into the area. They broke into the school, and he boarded it up and everything. They went up through the roof. They climbed on the roof, moved the air conditioning, dropped into the building, caused a fire in the building, and he finally had to come in and demolish the building over a weekend. And now he's got a cyclone fence up.

So anyway, there's been problems with homelessness there. You know, I don't know what the solution is to that. I don't know if homeless is the right word. I think it's more mentally affected people and a drug problem adding to that. So anyway, that's my information. Thank you very much.

MICHAEL NAFT

Thank you very much. Anyone else here to speak on Items 11 through 14? Please come forward. Seeing none, I will close the public hearing. Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. Mr. Colen, did you want to respond to any of the concerns that were raised? I do want to just note that our requirements are by statute that anyone within 1,500 feet be noticed. So, and I know certainly one gentleman had one of the cards, so I do want to speak to the notice issue and then also to any of the design issues.

SHELDON COLEN

Yes. We did have a neighborhood meeting on this, and of course we also had a Town [Advisory] Board (TAB) and a planning meeting. All of those are public noticed. There will be security on site, which is more than there is, of course, right now. So, any concerns, as there is on many different sites. We also do stuff at the Boulevard Mall, and you know, they all have security on site to help with any kind of homelessness, which once again is more than we have now.

Our attempt at this site was not to be a typical shopping center. As you can see, the tenants would actually face interior to the courtyard on this and not have a bunch of signs like you see up and down Spring Mountain. So that was the intention of this, is to make it more of an enclosed environment instead of people wandering around the building aimlessly. So, hopefully that answers any questions, but I'm here to answer any more, if you have them.

MOTION

JUSTIN JONES

Very good. I appreciate the neighbors coming out here today and for having raised the current concerns that you did. I respectfully disagree. I think this is a beautiful project that will only increase the value of that neighborhood and tamp down on existing unhoused folks, who may or may not be in the area, and deal with crime issues in that area. So, I think that it'll be a big improvement to the area. So, I will move for approval of agenda Items 11 through 14.

MICHAEL NAFT

There's a motion for approval on Items 11 through 14. 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 carries.

SHELDON COLEN

Thank you.

MICHAEL NAFT

Thank you.

12. ZC-25-0855-ISABELLE INVESTMENTS, LLC:

ZONE CHANGE to reclassify 1.99 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise (description on file). JJ/rk (For possible action)

ACTION: APPROVED (COMPANION ITEMS 11, 13, AND 14).

CONDITIONS OF APPROVAL –

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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0335-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

13. VS-25-0856-ISABELLE INVESTMENTS, LLC:

VACATE AND ABANDON a portion of right-of-way being Decatur Boulevard located between Spring Mountain Road and Pioneer Avenue; a portion of right-of-way being Pioneer Avenue located between Decatur Boulevard and Frontier Street; and a portion of right-of-way being Frontier Street located between Spring Mountain Road and Pioneer Avenue within Paradise (description on file). JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 11, 12, AND 14).

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 spandrel at the intersection of Pioneer Avenue and Frontier Street;
- 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.

14. WS-25-0857-ISABELLE INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce buffering and screening; 3) modify residential adjacency standards; and 4) allow modified driveway geometrics.

DESIGN REVIEW for a proposed shopping center on 2.89 acres in a CG (Commercial General) Zone. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise. JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 11, 12, AND 13).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

- Right-of-way dedication to include spandrel at the intersection of Pioneer Avenue and Frontier Street;
- 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 Residential Streets Pavement Reconstruction #105 improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to add paint striping for the commercial driveway on Pioneer Avenue to regulate traffic entering the site.

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.

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 #0335-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

15. PA-25-700055-COUNTY OF CLARK (AVIATION):

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 4.71 acres. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rk (For possible action)

ACTION: ADOPTED (RESOLUTION R-3-4-26-2).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

16. ZC-25-0861-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 4.71 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise (description on file). JJ/rk (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0334-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. VS-25-0862-COUNTY OF CLARK(AVIATION):

VACATE AND ABANDON a portion of a right-of-way being Rush Avenue located between Cameron Street and Arville Street and a portion of a right-of-way being Cameron Street located between Cactus Avenue and Rush Avenue within Enterprise (description on file). JJ/rr/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied

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

Public Works - Development Review

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

Fire Prevention Bureau

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

18. DR-25-0863-COUNTY OF CLARK(AVIATION):

DESIGN REVIEW for a proposed single-family residential development on 4.71 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Department of Aviation

- 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 #0334-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

19. TM-25-500208-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 37 single-family lots and common lots on 4.71 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rr/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;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Department of Aviation

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

Fire Prevention Bureau

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

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 #0334-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

20. ZC-25-0900-FLORES IGNACIO GARCIA:

ZONE CHANGE to reclassify a portion of 1.15 acres from an RS80 (Residential Single-Family 80) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Riverside Road and east of Sarah Shannon Drive (alignment) within Bunkerville (description on file). MK/rk (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

21. ORD-25-900725: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with TPG/CORE ACQUISITIONS, LLC for a multi-family residential development on 10.5 acres, generally located east of Durango Drive and north of Badura Avenue within Spring Valley. MN/ji (For possible action)

ACTION: ADOPTED (ORDINANCE 5350; EFFECTIVE 3/19/2026).

22. ORD-25-900814: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with FOREST HILL FAMILY TRUST AND SADRI FRED TRS for a vocational training facility and outdoor storage on 2.5 acres, generally located south of Serene Avenue and west of Redwood Street within Enterprise. JJ/ji (For possible action)

ACTION: ADOPTED (ORDINANCE 5351; EFFECTIVE 3/19/2026).

23. ORD-26-900053: 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 December 3, 2025. (For possible action)

ACTION: ADOPTED (ORDINANCE 5352; EFFECTIVE 3/19/2026).

SEC. 5. NON-ROUTINE ACTION ITEMS 24 THROUGH 55

24. ET-26-400002 (NZC-0914-17)-LOFTS PHASES 2 & 3, LLC:
ZONE CHANGE FOURTH EXTENSION OF TIME to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to a CR (Commercial Resort) Zone.
USE PERMIT for a proposed residential condominium development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) allow non-standard driveway geometrics per Clark County Improvement Standards.
DESIGN REVIEWS for the following: 1) proposed residential condominium development; and 2) finished grade. Generally located west of Ensworth Street and south of Ford Avenue (alignment) within Enterprise. MN/rp/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until March 4, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

JENNIFER AMMERMAN

Next item is Item 24, ET-26-400002 for NZC-0914-17. Zone change fourth extension of time to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to a CR (Commercial Resort) Zone with a use permit for a proposed residential condominium development. Waivers of development standards for the following: 1) reduce setbacks; 2) allow non-standard driveway geometrics per Clark County Improvement Standards. Design reviews for the following: 1) proposed residential condominium development; and 2) finished grade. Generally located west of Ensworth Street and south of Ford Avenue (alignment) within Enterprise.

MICHAEL NAFT

Good morning.

LIZ OLSON

Good morning. Liz Olson, 1980 Festival Plaza Drive, here on behalf of the property owner and developer. We are requesting an extension of time on the third and final phase of the condo development here

along Ford and Ensworth, directly adjacent to the [Interstate] 15. The developer had run into some pretty significant delays with financing and construction for phase 2. They were able to get through those and now moving on to their phase 3. In the last year, we've made significant progress with phase 3. We've completed our drainage and traffic studies. We have an approved off-site bond with Public Works and we have been approved to Mylar. The developer is confident that an additional year will be significant to move forward and begin construction on the development. So, appreciate TAB's recommendation for that additional year and happy to answer any questions. Thank you.

MOTION

MICHAEL NAFT

Thank you. This is a public hearing on Item 24. Anyone wishing to speak, please come forward at this time. Seeing none, I'll close the public hearing. I'm going to move for approval of Item 24 with the condition, as you stated, one year to commence.

LIZ OLSON

Thank you.

MICHAEL NAFT

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

VOTE

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

MICHAEL NAFT

The motion passes.

LIZ OLSON

Thanks.

MICHAEL NAFT

Thank you.

25. UC-25-0810-NOBLES, BRANDON & CLARK, CODY W.:

HOLDOVER AMENDED USE PERMITS for the following: 1) stable; 2) increase large livestock (no longer needed); and 3) increase accessory living quarters square footage (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) eliminate buffering and screening; 3) eliminate parking lot landscaping; 4) modify residential adjacency standards; 5) waive full off-site improvements; 6) reduce driveway throat depth; and 7) allow a non-commercial curb return driveway.

DESIGN REVIEW for a proposed stable in conjunction with a proposed single-family residence on 1.25 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located south of Pebble Road and east of Arville Street within Enterprise. JJ/nai/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Coordinate with Public Works - Development Review for on-site turnaround;
- Drainage study and compliance;
- Right-of-way dedication to include 50 feet for Pebble Road;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- The proposed well shall be located outside the sight visibility zone. Placement within the sight visibility zone is not permitted;
- Pebble Road shall not be used for drop-off, pick-up, staging, loading, or unloading activities. All such activities must occur entirely on-site.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;

- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0216-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

JENNIFER AMMERMAN

Next item is Item 25, UC-25-0810. Holdover amended use permits for the following: 1) stable; 2) increase large livestock (no longer needed); and 3) increase accessory living quarters square footage (no longer needed). Waivers of development standards for the following: 1) reduce parking; 2) eliminate buffering and screening; 3) eliminate parking lot landscaping; 4) modify residential adjacency standards; 5) waive full off-site improvements; 6) reduce driveway throat depth; and 7) allow a non-commercial curb return driveway. Design review for a proposed stable in conjunction with a proposed single-family residence on 1.25 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located south of Pebble Road and east of Arville Street within Enterprise.

MICHAEL NAFT

Good morning.

BRANDON CLARK

Good morning, Commissioners. Thank you for seeing us again today. My name is Brandon Clark. This is Cody Clark. We are the property owners. I had the privilege of speaking with Antonio at length yesterday about this project, and I believe he had some comments on it. Happy to answer any questions.

MICHAEL NAFT

This is a public hearing on Item 25. Anyone wishing to speak, please come forward at this time. Seeing none, I'll close the public hearing and turn it over to Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. Thank you for meeting with Mr. Papazian. It sounds like you guys have some language to get this resolved. So, Mr. Papazian.

ANTONIO PAPAZIAN

Thank you, Commissioner. These are for the stables east of the parcel owned by Brandon. And we had some conversation at length yesterday, and I appreciate the conversation. Seems like he's willing to work

with us for onsite ingress/egress, especially because it's fronting Pebble. We don't want any horse trailers queuing up on Pebble. So, if you're okay for them to work with us, I'd like to add a condition that says coordinate with Public Works Development Review for on-site turnaround. I do want to make sure I put on the record, they are showing some landscape area. And if you're okay to work within that area, maybe eliminating some, or maybe not eliminating, but installing them somewhere else on the property. I think we could figure something out for ingress/egress to make it safe for everybody.

JUSTIN JONES

Ms. Ammerman, is it okay if they have to move landscaping to another area, but at least equivalent number of trees?

JENNIFER AMMERMAN

Yes, that'll be fine.

MOTION

JUSTIN JONES

Okay. Understand that? Okay. Then I'll go ahead and move for approval of agenda Item 25, with the additional conditions as read in today.

MICHAEL NAFT

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

VOTE

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

MICHAEL NAFT

The motion passes. Thank you.

BRANDON CLARK

Thank you, everyone.

26. UC-26-0015-PETTUS FAMILY REVOCABLE TRUST & PETTUS GORDON & GAIL CO-TRS:

USE PERMITS for the following: 1) vehicle paint/body shop; 2) vehicle maintenance and repair; and 3) outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate parking lot landscaping; 3) eliminate street landscaping; 4) increase fence height; 5) allow a non-decorative fence; 6) modify buffering and screening; 7) modify security fencing standards; 8) allow existing attached sidewalks to remain; and 9) modified driveway geometrics.

DESIGN REVIEW for proposed outdoor storage in conjunction with a vehicle paint/body shop on 3.97 acres in a CG (Commercial General) Zone and an IL (Industrial Light) Zone. Generally located east of Fremont Street and north of St. Louis Avenue within Sunrise Manor. TS/bb/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MARCH 18, 2026, PER THE BOARD OF COUNTY COMMISSIONERS).

(Companion Items 27 and 28)

27. VS-26-0007-HEARTS ALIVE HOOVES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Kyle Canyon Road and Horse Drive, and Cardenas Way and Moss Way within Upper and Lower Kyle Canyon (description on file). AB/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 28).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Cardenas Way, 40 feet for Horse Drive and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Provide paved legal access;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

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

JENNIFER AMMERMAN

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

- [Item] 27 is VS-26-0007. Vacate and abandon easements of interest to Clark County located between Kyle Canyon Road and Horse Drive, and Cardenas Way and Moss Way within Upper and Lower Kyle Canyon.
- Item 28, UC-26-0008. Use permits for the following: 1) housing for agricultural employees; and 2) stable. Waivers of development standards for the following: 1) increase lot coverage; 2) reduce front setback; 3) increase fence height; 4) increase retaining wall height; 5) increase fill; 6) reduce parking; and 7) waive full off-site improvements. Design reviews for the following: 1) housing for agricultural employees; and 2) stable on 5.09 acres in an RS20 (Residential Single-Family 80) Zone. Excuse me, it's RS80. Generally located north of Kyle Canyon Road and east of Cardenas Way within Upper and Lower Kyle Canyon.

MICHAEL NAFT

Good morning.

MELISSA EURE

Good morning, Chairman, Commissioners. Melissa Eure, 1055 Whitney Ranch Drive, Suite 210, here on behalf of the owner. So just briefly, we'll go over the vacation first. As you can see, we're looking to vacate the 33 feet here along the east property line and along the south property line, as that's roadway that'll no longer go through. So, it's just patent easements that we are vacating. And then 3 feet along Cardenas, because only 30 feet is required to be dedicated. So, we will be dedicating the 30 feet. But the 3 feet that is there, again, from the existing patent easement, we are requesting to vacate.

As you can see here, the site is right here just north of Kyle Canyon, right off of Cardenas. This property is owned by Hearts Alive Hooves, which is operated by For The Love of Horses, which is a part of Hearts Alive Village, a 501(c)(3) nonprofit. I'm pretty sure most of the Commissioners are very familiar with Hearts Alive. Right here is their actually existing horse rescue that they have. So, they're looking to expand onto this property to the south. So, within this, we do have this stable. And there is apartments for four agricultural workers. So, people that work there will also live on the property. They will not have any entrances to the apartments from the exterior. It'll all be from the interior of the building. This will house up to 53 horses. And the smallest stalls going from 12 by 10, to the largest being an 18 by 18.

They have facilities for washing the horses. And also, this indoor arena paddock area, which allows for the horses when the weather's not great for them to be outside, that they still have an indoor area that they can be out and moved in. And then in this front area, they do rehab these horses. So, the horses that are brought there are through veterinarian recommendations. They have either physical issues, they may have behavioral issues. There may be a reason why the owner can no longer care for the horses, and so they're referred there. They bring the horses here. They rehabilitate those horses. Any that they can rehabilitate, they do try to adopt out. But if not, that horse will then live the rest of its life with them. So, as you can see here, here's the property. Here's the stable that we have. For the stables that abut the exterior wall, they do have a turnout attached to them. So, there's just a barn door that will open and the horse can go into those turnouts.

But there is space for future paddocks here in the front and the back. So, we do have waivers to the front setback. Part of this is because of the fact that while the building faces Kyle Canyon, the main entry is off of Cardenas. And that's where it'll be addressed to. So unfortunately, we're too close. We're at 25 feet from the property line, versus 40 feet, which is what code requires. So, it's really just a matter of the way that the site happens to be oriented that doesn't allow us to meet that. We have a non-decorative fence of 5 feet that is in that front setback. And this is typical for those with livestock that's on the property. It's fitted for this. It will be behind where the landscape is on the property, so it will be somewhat screened. But this is fitting for this particular area and this particular use.

We also have the expanded building size. And again, part of that is we're maximizing the site, but we are leaving over half the site in its natural state. And so, this is to really allow us to have that indoor space for the horses, as well as the stables. So, you can see here, this is what it looks like. It looks very much like a very large barn. It has some nice green accents to it and the wood doors that'll be a part of the building. Some of the important parts of what we're asking to waive is the retaining walls as well as the fill. So, right here you can see on the site, this is Kyle Canyon here. This property to the east is BLM (Bureau of Land Management) property. It's not private property. And to the north, of course, is the existing rescue. We have an approximately 10-foot drop in the topography going from the corner here of Cardenas going

back towards Horse. And so, what's happening is to level out the ground for the stable and for the driveway that goes around, because you can't have the horses on that steep of a slope. We're being forced to raise up the wall right here along this east property line.

And so, in order to do that, to level things out, we are having to bring it up to 11 feet on the retaining wall and just about 12 feet on the fill. But to help with that impact, because we do understand that that is a fairly high amount. The walls over the retaining wall will actually be rockery walls. So, we're bringing in the rockery. It can be painted to match the natural tone there. So, it'll look more like a little bit of a rock pile out there, rather than seeing the cut retaining walls. So, I know that staff has asked for the tiered walls, but you'll have these steep then CMU (Concrete Masonry Unit) walls that tier off. This way, we get a natural rock wall that goes up to hold that in there. And this will allow for the drainage to also flow appropriately away from the building. It'll follow the driveway and follow the natural drainage that's currently on the site. So that's why we are requesting that particular height.

And last but not least, we did ask for a waiver of the off-site improvements. The area has a rural character, so we want to keep that. This is not for people to bring their horses in. This is not for riding lessons. Visitation is only by appointment. And so, we really wanted this to fit in with the residential neighborhood that it's going into. It's not really meant as a commercial use that's client facing. And so, for that, we really wanted to keep it in character with the rest of the neighborhood, which also does not have those off-site improvements. We will, however, be paving down the center of Cardenas and Horse where there's a BLM access. So, there will be pavement or paved roads. With that, happy to answer any questions.

MICHAEL NAFT

Thank you very much. If that completes your presentation, I'll open the public hearing on Items 27 and 28. Anyone wishing to speak, please come forward at this time. Seeing none, I'll close the public hearing. Commissioner Becker.

APRIL BECKER

Yes. We've gone through this, and I think that the design has been very thoughtful for the area. And of course, I didn't know if you wanted to add anything to the —

JENNIFER AMMERMAN

Just to confirm what the applicant had mentioned about having a rockery wall, for any of the retaining walls will be rockery and painted to blend in.

APRIL BECKER

Yes. And that would be a condition.

MELISSA EURE

We agree.

MOTION

APRIL BECKER

Okay. And with that, I would just move for approval.

MICHAEL NAFT

There's a motion for approval on Items 27 and 28. Please cast your vote.

VOTE

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

MICHAEL NAFT

The motion passes.

28. UC-26-0008-HEARTS ALIVE HOOVES, LLC:

USE PERMITS for the following: 1) housing for agricultural employees; and 2) stable.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase lot coverage; 2) reduce front setback; 3) increase fence height; 4) increase retaining wall height; 5) increase fill; 6) reduce parking; and 7) waive full off-site improvements.

DESIGN REVIEWS for the following: 1) housing for agricultural employees; and 2) stable on 5.09 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Kyle Canyon Road and east of Cardenas Way within Upper and Lower Kyle Canyon. AB/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 27).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Overheight retaining walls shall be rockery walls painted to be visually compatible with the surrounding 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 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;
- Right-of-way dedication to include 30 feet for Cardenas Way, 40 feet for Horse Drive and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Provide paved legal access;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant;
- Applicant to provide Nevada Department of Transportation (NDOT) concurrence allowing access from Kyle Canyon Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet; and that fire/emergency access must comply with the Fire Code as amended; 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; that fire protection may be required for this facility; and that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

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

(Companion Items 29 and 30)

29. VS-26-0019-2151 SUNSET, LLC:

VACATE AND ABANDON a portion of a right-of-way being Sunset Road located between Surrey Street and Eastern Avenue; and a portion of a right-of-way being Surrey Street located between Sunset Road and Helm Drive (alignment) within Paradise (description on file). JG/md/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 30).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

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

JENNIFER AMMERMAN

Next are Items 29 and 30, which can be heard together.

- [Item] 29 is VS-26-0019. Vacate and abandon a portion of a right-of-way being Sunset Road located between Surrey Street and Eastern Avenue; and a portion of a right-of-way being Surrey Street located between Sunset Road and Helm Drive (alignment) within Paradise.

- Item 30, WS-26-0018. Waivers of development standards for the following: 1) eliminate and reduce buffering and screening; and 2) modify residential adjacency standards. Design review for a proposed office/warehouse complex with accessory outdoor storage yards on 2.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Sunset Road and east of Surrey Street within Paradise.

MICHAEL NAFT

Good morning.

LUCY STEWART

Good morning. Lucy Stewart, 1930 Village Center Circle, representing the applicant. And this is a site you've actually seen a few times. This was approved three years ago with a very similar design. We had office warehouse on the east property line. There's an apartment complex east of that. And then we had outside storage. The main difference is we've added outside storage, which are between the buildings, but not really visible or adjacent to the residential. We are asking for a vacation, so we can vacate 5 feet of right-of-way on Sunset and Surrey to have the detached sidewalk. And the reason we're asking for the waivers, back when this was approved it was under the old code. Under the new code, it requires an 8-foot wall adjacent to residential. However, we have a drainage channel adjacent to the wall. So, if we built a redundant wall, we'd have a 5-foot, sort of nuisance strip.

But the code also requires us to have a double row of trees. So, we actually have more intense landscaping than was previously approved. So, we think this is a better solution. Having a redundant collects trash or the unhoused. You know, so we think it's a bigger issue. And the side of the buildings acts somewhat as a screen. Also, the code requires us to have landscaping adjacent here, but we have a common shared driveway with the La Quinta Hotel, or motel, to the south, so we need to keep it open. So, we have provided as much landscaping on the south side of the buildings and the open storage area. So with that, we respectfully request your approval.

MICHAEL NAFT

Thank you. This is a public hearing. Anyone wishing to speak, please come forward at this time on Items 29 and 30. Seeing none, Commissioner Gibson.

MOTION

JIM GIBSON

Thank you. You and your clients have done a good job of making this work. And for that reason, I'm prepared and do move approval, subject to the TAB conditions.

MICHAEL NAFT

There's a motion for approval on Items 29 and 30. 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 carries.

LUCY STEWART

Thank you very much.

MICHAEL NAFT

Thank you.

30. WS-26-0018-2151 SUNSET, LLC:

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

DESIGN REVIEW for a proposed office/warehouse complex with accessory outdoor storage yards on 2.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Sunset Road and east of Surrey Street within Paradise. JG/md/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 29).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 2 years to review waiver of development standards #2 or else the application will expire unless reviewed with an application for review;
- 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 or 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; applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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

Fire Prevention Bureau

- 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 #0370-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

31. VS-26-0021-GALKOS, LLC:

VACATE AND ABANDON a portion of a right-of-way being Windy Road located between Teco Avenue and Sunset Road; and a portion of a right-of-way being Sunset Road located between Windy Road and Ensworth Street within Paradise (description on file). MN/md/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MARCH 18, 2026, PER THE APPLICANT).

32. UC-26-0020-GALKOS, LLC:

USE PERMITS for the following: 1) outdoor storage and display; and 2) truck parking or staging.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) non-decorative fence; 2) increase fence height; and 3) reduced approach distance.

DESIGN REVIEW for an industrial development consisting of proposed outdoor storage and display and proposed truck parking or staging on a 3.57 acre portion of a 6.91 acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and west of Windy Road within Paradise. MN/md/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MARCH 18, 2026, PER THE APPLICANT).

33. TM-26-500002-GALKOS, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 6.91 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and west of Windy Road within Paradise. MN/md/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MARCH 18, 2026, PER THE APPLICANT).

34. WS-26-0003-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:

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

DESIGN REVIEW for a proposed vehicle maintenance facility on 0.97 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Silverado Ranch Boulevard and east of Ullom Drive within Enterprise. JJ/mh/kh (For possible action)

ACTION: HELD TO FEBRUARY 18, 2026, PER THE BOARD OF COUNTY COMMISSIONERS.

JENNIFER AMMERMAN

Next item is Item 34, WS-26-0003. Waivers of development standards for the following: 1) increase parking; and 2) reduce departure distance. Design review for a proposed vehicle maintenance facility on 0.97 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Silverado Ranch Boulevard and east of Ullom Drive within Enterprise.

MICHAEL NAFT

Good morning. Good morning.

ZIAD KAKOUC

Good morning. Ziad Kaakouch with Z&Co. I'm the civil engineer on the project. I'm here presenting CBA, Christian Brothers Automotive. We are requesting approval for this site for the departure distance for the driveway, because we don't have enough depth on the property. And also, the number of parking requirements. If there's any questions, please.

MICHAEL NAFT

If that completes your presentation, I'll open the public hearing on Item 34. Anyone wishing to speak, please come forward. Seeing none, I'll close the public hearing. Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. Sir, with regards to the waivers, those are supported by staff, but they did not support the design review based on the doors facing out onto Silverado. Can you speak to that, since I don't think we had a chance to speak about this issue?

ZIAD KAKOUC

Yes. I need to point out one thing. It's extremely important for our site. There is this 100-foot easement that bisects our property. So, if you wanted to orient the building to flip it out the opposite way, if we want to flip this building the opposite way, we will not have enough distance for a fire truck to come around and have the knuckle or the hammerhead. So, from a safety perspective, this is the best way of addressing it. And if we want to shift it, I will not be able to shift it because of the easement.

We've already been in contact with the electrical company, and they said nothing is allowed in that easement, from a structure perspective. They would allow landscaping and whatnot, but as long as it's less than 25 feet in height. And they will not allow any walls or building or structures. So, for our business, it's a nine-bay building. I have elevations, if you guys wish to see. It really is not necessarily a — I would love my garage to look like that, but I know I can't. So honestly, we cannot have that orientation flipped. It's that simple. It's detrimental to the project.

JUSTIN JONES

Thank you. Mr. Papazian, any comments?

ANTONIO PAPAIZAN

Thank you, Commissioner. I would like to read into the record. We typically don't allow parking spaces adjacent to a driveway. It's a safety issue. While you're parked and leaving the establishment, someone can be ingressing. So, we typically do not allow parking opposite to driveway. I'd like to read in a condition: applicant to remove all parking spaces opposite the commercial driveway so that conflict is not there.

JUSTIN JONES:

Do you understand that condition?

ZIAD KAAKOUCH

I'm not sure I understand that. Are you talking about these parking spaces right here?

ANTONIO PAPAIZAN

No, keep going to the east.

ZIAD KAAKOUCH

The east?

ANTONIO PAPAIZAN

Those ones.

ZIAD KAAKOUCH

Oh, these?

ANTONIO PAPAIZAN

That is correct.

ZIAD KAAKOUCH

Okay. So, if somebody is coming out, you said?

ANTONIO PAPAIZAN

When someone is ingressing the subdivision and someone is backing out of that parking spot, any one of those parking spots, there's a conflict, a safety conflict.

ZIAD KAAKOUCH

Oh, okay. This is the first time we hear about that.

ANTONIO PAPAZIAN

It's not —

JUSTIN JONES

But you didn't come see me and reach out to Mr. Papazian, and so maybe it's better to hold this for two weeks and you can have some further conversations. So, that will be my —

ZIAD KAAKOUCH

Okay. I just want to make sure that you're aware that from a parking number perspective, for us to be successful, we have to have these number of parking spaces. So, and the concern of the traffic for cars coming out, whatnot, we can designate these parking as for employee parking, that way there's no, quote, unquote, "In and out," unless the business is starting or business is closing, if that helps. The reason I'm trying to do is I don't want to —

MOTION

JUSTIN JONES

We try not to design from the podium, so that's why, you know, come meet with me, talk to Mr. Papazian. And I'll make a motion to hold this item for two weeks.

JENNIFER AMMERMAN

And that will be to the March 18, BCC (Board of Commissioners) meeting [Zoning meeting].

MICHAEL NAFT

There's a motion for this item to be held until March —

JENNIFER AMMERMAN

March 18 —

MICHAEL NAFT

March 18

ZIAD KAAKOUCH

Hold on one second CBA actually — LaToya here with CBA can address that.

LATOYA MOTEN

Hi, LaToya Moten, 17725 Katy Freeway, Houston, Texas. And I want to address — Can you give me a second? I think we may be able to — What would that bring our parking count down to?

MICHAEL NAFT

Commissioner Jones, you have a motion on the floor.

JUSTIN JONES

I'm sorry, we're not going to design from the podium. So, you can —

LATOYA MOTEN

It was a condition? Was it a condition that we remove those parking spaces?

JUSTIN JONES

That is what Mr. Papazian suggested, yes.

LATOYA MOTEN

If we agree to that —

JUSTIN JONES

Again, there's a motion on the floor, so we're going to move forward with the motion.

MICHAEL NAFT

Okay. There's a motion on the floor that this item be held until March 18. 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.

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

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 8, 2026, PER THE APPLICANT).

36. **WS-26-0017-T & P INVESTMENTS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate buffering and alternative screening; 3) reduce minimum height for security wire in conjunction with a non-decorative security fence (chain-link); 4) increase fence height; 5) allow an existing non-decorative (chain-link) fence; 6) reduce access gate setback; 7) reduce approach distance; 8) reduce throat depth; and 9) allow existing pan driveways.

DESIGN REVIEW for accessory structures (storage containers) in conjunction with an existing office/warehouse building on 0.50 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located west of Marion Drive and south of Melvin Street within Sunrise Manor. TS/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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;
- Paint storage containers to match the color of the existing building;
- 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 required street trees and landscape buffer 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; applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works

- Applicant to coordinate with Public Works for driveway ADA Compliance.

JENNIFER AMMERMAN

Next item is Item 36, WS-26-0017. Waivers of development standards for the following: 1) eliminate street landscaping; 2) eliminate buffering and alternative screening; 3) reduce minimum height for security wire in conjunction with a non-decorative security fence (chain-link); 4) increase fence height; 5) allow an existing non-decorative (chain-link) fence; 6) reduce access gate setback; 7) reduce approach distance; 8) reduce throat depth; and 9) allow existing pan driveways. Design review for accessory structures (storage containers) in conjunction with an existing office/warehouse building on 0.50 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located west of Marion Drive and south of Melvin Street within Sunrise Manor.

MICHAEL NAFT

Thank you. Good morning.

LUCY STEWART

Good morning. Lucy Stewart, 1930 Village Center Circle.

SCOTT BURDETTE

Scott Burdette, 155 Water Street.

LUCY STEWART

And the reason we have so many waivers, that this building was built under the old code and unfortunately, there is a modular housing community to the south and there was a wall built. It's only 6 feet. The people we're representing are actually the tenants. And so, they're really limited on what they're able to do with the property. But they are asking to have two Conex boxes that they're going to paint to match the building. And one is installed here. So, it looks a little bit — It'll provide a little bit of

screening to the existing houses to the structure. This is really just a very small office. This is in the AE-70 and the APZ-2, so they're restricted on how many employees they have. I think at the maximum, it's three to five. And that's over, like, the entire week.

It's a business that's located elsewhere in the neighborhood, and wants to have their accounting, basically, and their payroll in that area. So again, we don't meet the requirement for the street landscaping, but there are existing trees on the site, you can see. And they're pretty large pine trees. But we also understand that I think we have to pay, because we can't plant new ones because we don't own the building. So, our understanding is that we have to pay the fee in lieu of. So basically, most of the waivers are just because it's an existing building that can't meet the new code. So, with that, we respectfully request your approval.

MICHAEL NAFT

Thank you very much. This is a public hearing on Item 36. Anyone wishing to speak, please come forward at this time. Go ahead and use the other microphone.

AL ROJAS

Hello, my name is Al Rojas. I'm a resident of Sunrise Manor. I want to just mention to the applicants that the community and the Commissioners are making a strong effort to clean up this area. You know, we've had the homeless problem that the federal government allowed people to stay on public land. And we came up with this fantastic ordinance that we're enforcing. And we are definitely making an effort to keep track of the trash containers. Because in that area on Marion, we have a lot of homeless people that are going into these trash containers. And the ordinance says, this is from the Code Enforcement, which says, "Trash enclosures are required on all zoning, except single family residence. Enclosures are to be constructed of masonry and concrete and have screened gates. These trash containers are to be kept enclosed, except for trash pickup days." So, all of these commercial people, this is the model that we're using in the community. Where the community and elected officials are being a part of the safe county, supporting law enforcement, and I'm addressing the businesses in this section, and the citizens and leaders are all part of it.

And we're hoping that you get that information out, not only to the owners, but to the residents and the other businesses in the area. Because we cleaned up, especially on Marion and Judson. I came and made a comment. Our Commissioners stepped up. They cleaned up the area. Two days later, there's encampments over there. Because some of these businesses are leaving their enclosures open. And we're asking all the developers in that area to be part of the solution. Because your containers being open, your dumpsters being open is adding to the problem and we cannot get on top of it. Metro (Las Vegas Metropolitan Police department) can't get on top of it. Code Enforcement can't get on top of it. We need your cooperation. So, I'm just saying that I support this project, but I also support — I'm also asking you to help us get the message out and help be part of the solution. Thank you very much. Bye.

MICHAEL NAFT

Thank you. Anyone else wishing to speak, please come forward at this time. Seeing none, I'll close the public hearing and turn it to Commissioner Segerblom.

TICK SEGERBLOM

Thank you. And as you said, this is an old, existing building. They're just trying to maintain it. I know you're working with the staff to make the driveway ADA (Americans with Disabilities Act) compliant, which is great. And so, the only condition I have is the trees, the buffer. We want to make sure that you pay into the tree fund for the buffer, as well as for the part that you never did, originally.

JENNIFER AMMERMAN

Right. That is correct.

TICK SEGERBLOM

Okay. Do you agree with that?

LUCY STEWART

We understand that the fee in lieu is for the buffer along between the residential and then the street, landscaping.

MOTION

TICK SEGERBLOM

Okay. All right, with that I make a motion to approve.

MICHAEL NAFT

There's a motion for approval on Item 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

TICK SEGERBLOM

And thank you.

MICHAEL NAFT

The motion passes. Thank you.

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

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 APRIL 8, 2026, PER THE BOARD OF COUNTY COMMISSIONERS).

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

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 APRIL 8, 2026, PER THE BOARD OF COUNTY COMMISSIONERS).

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

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 APRIL 8, 2026, PER THE BOARD OF COUNTY COMMISSIONERS).

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

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 APRIL 8, 2026, PER THE BOARD OF COUNTY COMMISSIONERS).

(Companion Items 41, 42, and 43)

41. PA-25-700053-MAI HUAN QUAN & ZHONG QING:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 4.70 acres. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise. MN/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-3-4-26-3; COMPANION ITEMS 42 AND 43).

JENNIFER AMMERMAN

Next are Items 41 through 43, which can be heard together.

- Item 41, PA-25-700053. Plan amendment to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 4.70 acres. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise.
- Item 42, ZC-25-0853. Zone change to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone and an RS2 (Residential Single-Family 2) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise.
- Item 43, UC-25-0854. Use permit for senior housing. Waivers of development standards for the following: 1) reduced setback; 2) modify buffering and screening; 3) increase wall height; 4) increase retaining wall height; and 5) reduce throat depth. Design review for a proposed multi-family residential development on 4.70 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise.

MICHAEL NAFT

Good morning.

BOB GRONAUER

Good morning, Mr. Chairman and Commissioners. My name's Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing George Gekakis on this project. This is a proposed multi-family senior affordable development. Which is, as you can see on the overhead here highlighted in yellow, it is approximately 5-acres. It's about 4.70 acres to be exact. It is on the south side of Silverado Ranch, and it's just east of Gillespie Street that's located here. You have the Silverado Community Center and the ranch parking located over here, further to the west. And on the map here, as I show you, if you go a couple miles to the west here, this is the I-15 off ramp for Silverado Ranch Boulevard. So, the reason why I show you that there is because if you're familiar with this area in the southwest, this is one of the only areas that you have true access going east and west for connectivity in this area.

And then on this 5-acre piece of property, just giving you a little bit of history here, there's been some problems with this property here being vacant. Just like any other vacant property in the area that you have, you have trucks that usually park alongside here that idle on the property. You have other vehicles that park here at different times of the day, just doing whatever they do. Sometimes you have illegal dumping on the property. And then finally, sometimes you may also have food trucks. In which, actually, illegally that come onto the property here, which impacts the neighbors that are immediately adjacent to this and I'm going to address that. Some of the things that we're doing to address some of those issues that the neighbors have brought up.

But I think it's also important to give you a little bit of a history here. Back in 2017, our firm actually represented a development on this property. And we worked with the neighbors just adjacent to us, Wellington Estates. And at that point in time, what we got approved was for a triplex development that was for 35 feet. It was, as you can see here on the site plan here, it was, I think, a maximum density about 68 units. It came out to 13.5 units to the acre. We were using Willmore Court alignment at that point in time, along with ingress/egress coming off of Silverado. We had about 26, 27 different buildings of triplexes located on the property here. The impact to the existing proposed buildings to the existing residential to the east side here was about 40 feet in distance.

So that was approved about seven, actually about nine years ago now. Nothing has been done with the development on this property, as I mentioned to you, because it's vacant. So, what we've done is this has been a long process. We've been through the process. It started about May of last year. We've literally had six neighborhood meetings. Four of, or actually three of those neighborhood meetings or actually five of the six neighborhood meetings were voluntary neighborhood meetings. We had them in May, June, July, August. And then we met individually with the adjacent neighbors adjacent to our property here, which we call Walmer Castle. And then I'll get to that in a second. And during those meetings, what we learned is the neighbors who live up adjacent to this vacant property here were dealing with the issues that I already mentioned to you about trucks idling, illegal dumping on property, people hanging out on the property and so on.

So, we listened to those concerns in Walmer Castle. We came in with a development proposal in May. We started out with some elevations that came out of a four-story building where today we're at a three-story building. But before I get into some of those issues, I want to just mention one of the issues that we're discussing was Walmer Castle. What we ended up doing by the time we got to our sixth meeting is we had the neighbors that are adjacent to us in support of our application that's before you today with the understanding that we're going to vacate this area here. And then we're going to instead of, as you know, on the vacation, half a street goes to one part of the property owner, and the other half goes to the other. In this instance, we would end up taking the full right-of-way width, in here of Walmer Castle. And we would then compensate those individuals located here based off the formula of what we're paying price per square foot for our property.

So, we've worked long and hard, as I said, with those neighbors that are located here, adjacent to us. There are neighbors in opposition that's been following us all the way through this process that live in other areas, a little bit further away from the property that I'm showing you here. But I thought it's important to help set the stage here, so you'd understand that we've already gone through that vacation. We've already got that tentative map approved at the Planning Commission and we're quickly, as soon as possible, trying to record those vacations and tentative map because as Mr. Gekakis is here is looking to close on this property within the next 30 days. And that's important to make sure as we close on this property, that we also get this vacated and purchase those square footages of those properties that are adjacent to us.

So, why is that also important in this presentation? Because the neighbors that are adjacent to us, they had some concerns with one of our last elevations because building height has been a discussion from the last 10 months. But some of the changes that we've made when I show you the last design is based off some of the comments that we've received from the neighbors. So, when we first started out in May of last year, we had a four-story building. By the time we came back into our June meeting, what you see here, this is a four-story building with a three-story, a three-story and a four-story building that we're proposing. That was about 40 feet in height and 50 feet in height for the four stories. We later came back with some revisions as we're working with the neighbors adjacent to us to a three-story building that was at 37.5 feet in height. However, where we had the elevator shafts that you could see on our west elevation in this area, we'd come up to about 44 feet in height regardless because of the elevator shaft that sticks up for construction purposes.

What the neighbors asked us to do in reviewing these plans, they didn't want a modern design, the clean-cut look and the straight lines that you see on this proposed elevation. What they asked us to do is to make it more in character with the residential development in the area, which as you can see, there's more neutral tones. But one of the things that we did, and I pointed this out at the Planning Commission, I wanted to make sure that it's clear here. We have the pitched roof in this area now. So, instead of having a 37.5-foot tall, three-story building, what we're in now with is, this is going to be about 39.5-foot building. And the reason is that two extra feet gives that pitch for the roof design, which the neighbors have asked us to do.

This is the west elevation that you see. This is where the elevator shafts are going to be on the elevations, as you can see. Those are the only areas where it would go up to where we're asking for 44 feet. Otherwise, throughout the majority of the building, as you can see, along the east elevation and the west elevation here, you're going to be at about 39.5 feet for the pitched roof in that area. So, I do want to point that out, because that's one of those last things that we made a change. As we were getting ready to finalize our plans before we went to the TAB of making the color change and also making the roof pitch change.

Another issue that has come up as we were going through the neighborhood process is density. We have 167 units that we're proposing here for senior affordable housing. As you're aware, senior affordable housing is a need in Southern Nevada. Matter of fact, I believe the annual housing progress report that came out just recently has mentioned there's over 90,000 units for senior housing that's still needed in this area. We feel that this piece of property where it's located, it's an infill piece of property is not that much more, if anything, less of an impact than what's been approved for the townhomes that are located here or townhomes that can actually be built on this property. Because, as you may know, even though we have 167 units on the property, mainly, most of these units are all going to be with one person in there.

We're proposing 24 studio rooms. We have 94 one bedrooms, and we have 49 two-bedroom units. And if you're familiar and Mr. Gekakis, as you may know, has several senior projects throughout the valley. Typically, with the project like this, it's less than 60% of the residents, of the seniors, actually have cars, or excuse me, only let's say roughly 60% of the people will have a car. What that means here in a typical project with about 167 units, you're going to have about 60 cars of the residents that live here. And I know that personally because my mom lived in one of these and we didn't have her have a car and many of her friends in there didn't have a car. So, I understand that the impacts of traffic coming from seniors is negligible. Regardless, the neighbors do have concerns with that of traffic in this area. And I'll just go through that on the site plan, but if you can understand the type of user that's going to be in this multi-family development as a senior, it's far less intense than a typical user in a market rate type of an apartment.

Next is I want to just show you on the site plans and the history here of where we've gone through and some of the site plans. Again, this was our initial site plan where we're looking to use Walmer Castle in this area, but because we are now vacating it and making redesign, this gives you an idea of the location and the design of the property. One of the things I do want to point out by eliminating Walmer Castle that would otherwise come out in this area here, it would be, if we still kept that street located here. It would still be in close proximity to the ingress and egress, which is just to the east of us for the existing subdivision here. So, we have ingress and egress on Silverado Ranch Boulevard located here. It's a right in, right out. So, no matter what type of development you build here, you could build a commercial development, you could build any type of residential development. There is going to be a right in, right out, regardless what you build here.

So, the concerns from the neighbors from a traffic standpoint coming out onto Silverado Ranch. We've done some research from NDOT (Nevada Department of Transportation). I think in 2017, or actually 2021, was the highest peak of travel that NDOT is mentioned on Silverado Ranch was roughly about 47,000 cars a day coming up and down on east and west on Silverado Ranch. And as of last year, it was about 38,500 cars is what they've picked up on Silverado Ranch. So, you still have tens of thousands of cars, you know, going east and west in this area. The traffic is a little bit less than it's typically been. So, we don't think any type of additional traffic onto Silverado Ranch is going to have a negative impact to the area.

The other thing I do want to point out is on some of the conditions here is, as we go through on the site plan here. One of the things that's come up with is there's a drainage easement to the south of us in this area here. We've been working very closely with your Public Works Department, and there is a condition, I believe, in one of the Public Works conditions that are proposed, that it requires us to do a public drainage access in this cul-de-sac area. I know in conversations, and I want clarification, is that we talked about moving that access from the cul-de-sac bulb. As long as we're given access, as you can see here, this is a revision that we would have to make ensure that one, the county will have access coming into the property as I'm showing you. And they'll be able to have their trucks and whatever else needs to fit in this area to connect to this drainage area here. So, I believe that will suffice to address that condition in there. I don't know if we need to make any changes to that condition, to that bullet point, but as long as we can agree that some other access instead of the access to this cul-de-sac bulb, will fulfill that condition. I believe that's good for clarification.

The other conditions in the Planning Department, bullet point 3, we'd like to just eliminate that condition in there. And then I'd like to revise bullet point 1 in the Planning condition because there were some concerns about this being a senior project. One is I've represented George Gekakis for about 25 years. What he says he's going to build, he builds, which is senior apartments. And so, we're totally fine with this condition I'm going to read in because there are some concerns that George may not build a senior

housing project on this property. So what we're going to do is ask for that condition bullet point 1 be changed to state, "Shall at financial closing and recorded in the first position, place a declaration of restrictive covenants on the property restricting the affordability of the units to the ranges provided on the county's approved affordable housing certification for a period of 50 years."

So, we believe that right there, will help relieve some of the concerns that some of the neighbors have mentioned, of some of the concerns of whether or not this is going to be a senior housing development, affordable development. So, with that being said, we believe that the location of this piece of property, it's been sitting here vacant forever. There has been some issues with this piece of property that's been impacting, especially the neighbors that are immediately adjacent to this property. We've worked very closely with these neighbors. As I mentioned, we've had six total neighborhood meetings in this period of time in the last 10 months and other numerous conversations. We believe that the project here as an infill is definitely a good fit. Seniors deserve to be in communities like this, and we think this is a great asset and amenity across the street here, where you have the community center and you have other commercial uses that will be used by the seniors that are located here.

So that being said, we feel that we're filling a need and this is an appropriate place with a very limited impact on the property. And we'd ask you to approve the applications that are before you with those condition changes that I've made. And I'm here to answer any other questions from the opposition that's here to speak on the matter.

MICHAEL NAFT

Thank you. This is a public hearing on Items 41, 42, and 43. Anyone wishing to speak, please come forward at this time. Good morning.

CYNTHIA CHAPEL

Good morning. I'm Cynthia Chapel. I live directly behind. I have a bird's eye view of that entire property. And first thing I'd like to say is this project was unanimously disapproved in our neighborhood meeting at the community center. And for these reasons, it will reduce our home values. My property looks out at that vacant land and that building, instead of seeing the skyline, I'm going to be looking at a building. And they're also proposing to remove Walmer Castle and build a parking structure right behind those homes. So, I think there's like 10 feet where they're going to put some plants in, but right now those people have a view of the skyline, view of the city, and the zone change allows too many residents in a small area.

So, when you talk about seniors, I mean, I'm a senior, I drive. You know, this is an active senior apartment complex, not an assisted living. They do drive, and that portion of Silverado Ranch has a lot of traffic, and they can't even go left. So, if they want to go left, they've got to go right, they've got to go down, they've got to make a U-turn. There's a school there. There's a big apartment complex across the street. It's very active. Its very — a lot of traffic.

And then lastly, you know, just a low income apartment building really doesn't fit the community. These are \$1 million homes that are backing up to this property. And I myself bought my home because I walked in and the windows and looking out over the skyline, it's beautiful. And I don't want to be looking at a building, and I don't think my neighbors do. And I know they don't. But anyway, thank you.

MICHAEL NAFT

Thank you. Anyone else wishing to speak on Items 41 through 43? Please come forward. Seeing none, I'll close the public hearing. A few comments. One, Mr. Gronauer, you pointed out six meetings that were held, that's accurate. My office attended, I think, five of the six meetings. This has also been to TAB,

Planning Commission, and here today. I also participated in a meeting with about a dozen immediately impacted neighbors, just last week. And I guess a couple comments back, Ms. Chapel, I appreciate it. I know you spoke at the TAB and have been involved in this process, but the notion that it is unanimously disapproval, that's untrue.

There are immediate neighbors who actually support this, and I think that's apparent by their absence today. There's a number of abutting neighbors who had to actually sign off on the vacation of Walmer, which I think signifies some support, and that actually includes the HOA (Homeowners Association) of this community who owns a parcel of land there. Unfortunately, this Board can't — We're not able to protect skylines or views that's been litigated. Property owners don't have rights to a viewscape, and so we're not able to consider that. A point of clarification, there's no parking structure. Is that correct, Mr. Gronauer?

BOB GRONAUER

(inaudible) What she's talking about, the parking structure is the carport. We have — whatchamacallit? We have solar, solar carports.

MICHAEL NAFT

Okay. But there's no elevated —

BOB GRONAUER

No, there's no elevated —

MICHAEL NAFT

Parking structure?

BOB GRONAUER

No.

MOTION

MICHAEL NAFT

Okay, good. And then as far as the density, which is truly the issue here. I do think the points and the justification that — Well, you're right, certainly seniors drive I wouldn't argue with that 100%. I can tell you, I have a lot of experience with this exact use in my district. In fact, it exists not very far away from you currently. There's multiple age restricted, affordable communities very close to you, already existing and thriving, doing well, right up against residential, causing no harm to the neighbors, not diminishing property value in any way. I will say part of what I believe some of the attributes of this project is, is getting this site developed. Right now, on this site, we have illegal uses that are going on. We have idling trucks that are happening regularly. We've tried to get after it with code, but until this site is developed, that's very difficult to do.

So, I think for those reasons and for the reason that this is not so detached from what was approved previously, and a use that certainly I'm supportive of, I am prepared to move for approval. I will strike the third bullet on the Planning Commission and add the restriction that was read into the record. I'll ask Mr. Papazian, mid-motion here, to comment on the access for Public Works.

ANTONIO PAPAZIAN

Thank you, Commissioner. I apologize. You were on a roll. So, I'd like to change one of our conditions. We were working with the applicant and Bob to acquire the southerly portion of the bulb. Unfortunately, that

doesn't go back to the homeowners. It doesn't go back to the applicant. It actually goes back to the southerly parcel, so they don't control it. We had access coming off of the bulb to access our channel, if they were able to acquire that portion of the bulb. They're still in discussions. It doesn't sound like it's going well, so I would just like to change my condition since they don't control it. I don't know how I would condition them to give me that portion as a drainage easement. So, if you're okay, I would like to change, provide a public drainage easement to be granted on the south portion of the bulb and the triangular portion lying northeast of the drainage easement. And I'd like to add, if the adjacent landowner is willing to participate to grant that drainage easement. What we were trying to do is not create a no man's land and unfortunately, because the applicant doesn't control that, I can't condition them to something that they can't control.

MICHAEL NAFT

The applicant agrees to that condition, I assume?

BOB GRONAUER

Yes, we do.

MICHAEL NAFT

Wonderful. And then one last condition that I would like to add to try and get at what some of the neighbors have brought to my attention would be that within 30 days of approval, the applicant is to prevent public access to Walmer Castle Lane. So that would be physical barrier to the site.

BOB GRONAUER

Yeah, that is perfect. And that's something that we intended to do. We're looking into that, but we should be able to do that in 30 days for sure.

MICHAEL NAFT

For sure.

BOB GRONAUER

We will.

MICHAEL NAFT

Excellent.

JENNIFER AMMERMAN

Commissioner, I'm sorry, can I clarify? It sounded like Mr. Gronauer was going to delete the first bullet for senior housing and replace it?

MICHAEL NAFT

I think it was to replace it with the language that it was read in—

BOB GRONAUER

Yeah, replace it, because I think it only said the first bullet point said for senior housing, I believe it is.

MICHAEL NAFT

Mr. Warhola?

JENNIFER AMMERMAN

Okay, go ahead.

ROBERT WARHOLA

Yeah, I think the condition is the senior housing condition and the affordable housing condition, both.

BOB GRONAUER

Okay, that's fine. I'm totally fine with both. And so, we won't ask to delete condition 1 or bullet point 1 . We'll keep that on there because it's for senior housing. And then for the affordability condition that I read into the record, that will be on there as a new bullet point in the Planning.

MICHAEL NAFT

And so the record is clear that my intent is that the deed restriction apply to senior affordable housing.

BOB GRONAUER

Yes.

MICHAEL NAFT

Thank you. There's a motion for approval on Items 41, 42, and 43. Please cast your vote.

VOTE

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

MICHAEL NAFT

That motion carries. Thank you very much —

BOB GRONAUER

Thank you. And for one last clarification on the fencing on the front of Silverado Ranch. We're going to make sure we have access gates there for Public Works are able to bring their vehicles onto their property to get down to the south. So, we'll work on that, but I want a clarification. We will have a fence opening there, a gate opening for them. Okay?

MICHAEL NAFT

Understood. Thank you.

BOB GRONAUER

Thank you.

JENNIFER AMMERMAN

Did the motion carry?

MICHAEL NAFT

It did.

JENNIFER AMMERMAN

I apologize. Sorry.

42. ZC-25-0853-MAI HUAN QUAN & ZHONG QING:

ZONE CHANGE to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone and an RS2 (Residential Single-Family 2) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Gilespie Street within Enterprise (description on file). MN/gc (For possible action)

ACTION: APPROVED (COMPANION ITEMS 41 AND 43).

CONDITIONS OF APPROVAL -

Clark County Water Reclamation District (CCWRD)

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

43. UC-25-0854-MAI HUAN QUAN & ZHONG QING:

USE PERMIT for senior housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) modify buffering and screening; 3) increase wall height; 4) increase retaining wall height; and 5) reduce throat depth.

DESIGN REVIEW for a proposed multi-family residential development on 4.70 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Gilespie Street within Enterprise. MN/rg/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 41 AND 42).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Senior housing only;
- Maximum 3-story building;
- Shall at financial closing, and recorded in first position, place a Declaration of Restrictive Covenants on the property restricting the affordability of the units to the ranges provided on the County's Approved Affordable Housing Certification, for a period of 50 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Provide a public drainage easement to be granted on the south portion of the bulb (reserve with vacation) and the triangular portion lying northeast of the drainage easement (if adjacent land owner is willing to participate to grant drainage easement);

- Install barrier to prevent access to Walmer Castle Lane within 30 days;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- No community access gates are to be installed;
- Provide a public drainage easement to be granted on the south portion of the bulb and the triangular portion lying northeast of the drainage easement. Clark

County Water Reclamation District (CCWRD)

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

(Companion Items 44 and 45)

44. ZC-25-0902-BABCOCK RIVERWALK, LLC:

ZONE CHANGE to reclassify 2.81 acres from an H-2 (General Highway Frontage) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone. Generally located south of Las Vegas Boulevard North and east of Nellis Boulevard within Sunrise Manor (description on file). MK/rk (For possible action)

ACTION: APPROVED (COMPANION ITEM 45).

CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

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

JENNIFER AMMERMAN

Next items are Items 44 and 45.

- [Item] 44, is zone change ZC-25-0902. Zone change to reclassify 2.81 acres from an H-2 (General Highway Frontage) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone. Generally located south of Las Vegas Boulevard North and east of Nellis Boulevard within Sunrise Manor.
- Item 45, UC-25-0903. Use permits for the following: 1) outdoor storage and display; and 2) truck parking or staging. Waiver of development standards to eliminate and reduce buffering and screening. Design review for proposed outdoor storage and display and proposed truck parking on 2.81 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Las Vegas Boulevard North and east of Nellis Boulevard within Sunrise Manor.

MICHAEL NAFT

Thank you. Good morning.

MELISSA EURE

Good morning. Melissa Eure, 1055 Whitney Ranch Drive, Suite 210, here on behalf of the applicant. So, as you can see, the parcels are right here off of the intersection of Nellis and Las Vegas Boulevard. Two of the parcels are currently the H-2, which is no longer a part of code, and one is the CG, which we are requesting to go to the IP, as this is Nellis Air Force Base directly behind the parcel. So, we felt that that was much more compatible given the location to the base as well as the noise contours over it.

There is truck parking here, and so what we have requested is that the main access, you can see here off of Las Vegas Boulevard, there'll be a crash gate off of Nellis. We happen to have quite a few power lines in this area here where a buffer is required for landscaping, and because of that, it makes it very difficult to put the landscaping in. So, what we're doing is we're keeping the landscape buffer right here, and we've taken the trees that would've been here. Which is again, up against Nellis Air Force Base, and moved them here to the east property line where no buffer was required, but there happens to be apartments that are existing there. So, it'll actually buffer the existing apartments versus the vacant portion of the base. And then the other trees that are required, we've moved to increase the landscaping up against Las Vegas Boulevard and here along Nellis, where they'll do the most good on the site.

And then this, rather than being 15 feet, we've asked to reduce it to 12 again, to allow for better circulation and because we have some of these power lines here. So, we did invite Nellis to come to the site. They did take a look at it to make sure that the wall was safe and that it was still secure. There'll be metal poles behind those trucks to make sure that they can't back into the wall as well, and they didn't have any issues with that. We're very familiar with Commissioner Kirkpatrick's district, so we do have cameras in place on site, and we'll work with Metro on making sure that they're good with the placement of those cameras. And with that, happy to answer any questions.

MICHAEL NAFT

Thank you. This is a public hearing on Items 44 and 45. Anyone wishing to speak, please come forward. Good morning.

AL ROJAS

Good morning. My name is Al Rojas. I live in Sunrise Manor. I'm active in the community. Generally speaking, I totally support this project —

MICHAEL NAFT

Could you just let go of the microphone? It's going to stay there.

AL ROJAS

I'm sorry. Generally speaking, I support this project. I just want to point out again to the applicant that we are making a strong effort to clean up this area. This is a hard area because there's so many vacant lots. We had this law, that federal law where homeless could sit just about anywhere they want. We're taking everything back and at this point, you know, we've got the citizens, the leaders, the Commissioners, a great county —

MARILYN K. KIRKPATRICK

So, Mr. Rojas, I appreciate your advertising, but what specifically on the project you want to talk about?

AL ROJAS

Okay. Well, anyway —

MARILYN K. KIRKPATRICK

I know the neighborhood as well ask you —

AL ROJAS

The point that I'm trying to make. Okay. The point that I'm trying to make here is that we need to get —

MARILYN K. KIRKPATRICK

You need to put that sign down because there's 400 people that watch Channel 4. I promise you're not getting any advertising with it.

AL ROJAS

Well, I'm not advertising — Okay. Well, I'm sorry. I didn't mean to — Okay. All I'm trying to say is that let's get the trash enclosures. Make sure that you have a good communication there to close those up and hopefully you can work with our law enforcement to find out what the new law, the new ordinance does, and how to get that enforced. So, you can help us get a lot of these encampments that are out of the area and it's going to help your business. That's what I was trying to say. I'm sorry, but that's it.

MARILYN K. KIRKPATRICK

No, it's okay. But when you're finished, I'll answer your questions. I'm pretty involved in this. I'm trying to make all these truck parking illegal folks legal, so this is —

AL ROJAS

Okay, that's fine. I just want to make sure that we get everybody on the same page. That's all I'm trying to get at.

MICHAEL NAFT

Does that complete your public comment? Thank you. Anyone else wishing to speak, please come forward at this time. Seeing none, Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK

Thank you, Mr. Chairman. And this is going to be completely fenced in, and it has to be on a reservation basis, so they will have enclosures. So, there's no way to get in it unless you have a reservation. There is a guard shack so that somebody will be there to make sure that we don't have people coming in and out. And the reason why all of that is more important than ever is because it is adjacent to the base. So, we have to protect the base at all costs, which is why we brought them out to make sure nobody could hop the fence standing on their truck.

So, we're not going to have random people trying to get into this because there'll be no access. So, we talked to them about the trash enclosure. We've talked to them about Metro placing, working with Metro to place the cameras consistent where we can see who's coming and going. So, because this is the first special use permit on truck parking, we want to make sure we put some conditions so that we can stay on top of it to make sure. So one, you are going to replace that fence and put a better fence, correct?

MELISSA EURE

Correct.

MARILYN K. KIRKPATRICK

Okay. Two, no advertising on the fence because you don't need it, but I do want the contact information. So, in the event of an emergency, we know who we can call, correct?

MELISSA EURE

Yes. And we currently have that right now, but understood.

MARILYN K. KIRKPATRICK

Okay. And there's no overnight sleeping or lodging withinside of this truck parking?

MELISSA EURE

Correct. And we do have a roving security guard at night, so they can make sure that that's not occurring on the site.

MARILYN K. KIRKPATRICK

And so, we're going to hold you to that security guard all the time because we don't want it to be there today and gone tomorrow, right? So, making sure. And then we want to make sure that we understand that people are going to have unhitched trailers, but we don't want it to become — What we don't want it to become is the pictures that were on the, you know, TV with the broken down trucks and all that. We're not interested in being a storage yard like that as much as having well run and people just parking there instead of in the neighborhood.

So, no unhitched trailers for more than a week. And I'm out there a lot, so I'll be doing spot checks so I can mark them to know too. We want to make sure there's no idling of the engines near the residence, which we talked about that. You don't usually have that because they back in, so it shouldn't be an issue. And then Antonio's going to — So you are going to replace the asphalt, put in the sidewalk along the two areas.

MELISSA EURE

Correct.

MARILYN K. KIRKPATRICK

And we support the weavers because we don't necessarily need landscaping abutting the base, but Antonio wants to put a couple clarifications in just for you all. So, we make sure NDOT knows what we want and you know what we want, so —

ANTONIO PAPAZIAN

Thank you, Commissioner. Regarding the fence, it appears whatever they have up today is within the right-of-way, so that we ask that whatever they end up installing is on their property and not in the right-of-way. And we have been working with NDOT on other portions in this town for off-sites adjacent to their street. So, we would like to add a condition that says, "Construct off-site improvements on Las Vegas Boulevard North."

MOTION

MARILYN K. KIRKPATRICK

And so, I've been going back and forth on whether or not doing a review makes sense, but I can do my own review and I could always bring you back for revocation if it's not what it's supposed to be. So, we did talk about the enclosures for the trash to make sure that they're regularly picked up and that they don't become a dumping ground for anybody unloading their trucks. So, I think that this is the first of probably many we're going to see in that area, but if I could get those trucks out of the neighborhoods, it's better for everybody. So, I would make a motion for approval with all those conditions.

JENNIFER AMMERMAN

Commissioner Kirkpatrick, can I ask a question please?

MARILYN K. KIRKPATRICK

Yes.

JENNIFER AMMERMAN

For replacing the fence with the better fence, do you have any guidelines, or just no chain link fence?

MARILYN K. KIRKPATRICK

Do you have that picture? I don't love it, but it's better than what it is today. I'm not interested in what we have there today.

MELISSA EURE

So, I don't have the picture of the new fence that he was going to put up, but basically right now this gives you a better idea, but he does have a white wood fence. He's going to replace it with a better fence where the fencing goes.

MARILYN K. KIRKPATRICK

So, I would say this, a fence that meets our code. So currently, the one that is out there today does not meet our code. So, a fence that meets our code, and that probably needs to be one of your first priorities.

MELISSA EURE

Yeah. So, we were going to replace the fence with a better white wood fence and maintain it. Make sure it's painted at all times. I believe that was —

MARILYN K. KIRKPATRICK

No, but Jennifer doesn't know how to —

MELISSA EURE

(Inaudible).

MARILYN K. KIRKPATRICK

Enforce better, right? So, I'm trying to say I know what better is and she probably knows what better is, but the code doesn't know how to enforce better. So, I'm just saying to replace it with a fence that meets the code and then we'll be on it to make sure it looks better than what we have. And that'll be on me to review that.

MELISSA EURE

Got it.

JENNIFER AMMERMAN

And then, did you want to add the security guard at all times?

MARILYN K. KIRKPATRICK

Yes.

MICHAEL NAFT

There's a motion for approval on Items 44 and 45. 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 carries. Thank you.

45. UC-25-0903-BABCOCK RIVERWALK, LLC:

USE PERMITS for the following: 1) outdoor storage and display; and 2) truck parking or staging.

WAIVER OF DEVELOPMENT STANDARDS to eliminate and reduce buffering and screening.

DESIGN REVIEW for proposed outdoor storage and display and proposed truck parking on 2.81 acres in an IP (Industrial Park) Zone within the Airport Environs Overlay (AE-70) Overlay. Generally located south of Las Vegas Boulevard North and east of Nellis Boulevard within Sunrise Manor (description on file).

MK/sd/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 46).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Remove existing fence and replace with fence in conformance with Code;
- No idling of engines;
- No overnight camping or lodging in trucks;
- No signage or advertising other than the business's name and contact information;
- No un-hitched trailers for more than a week;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Security guard on site 24 hours per day;
- Work with Department of Environment and Sustainability on an acceptable asphalt;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Construct off-site improvements on Las Vegas Boulevard North;
- Applicant to provide an ALTA Survey and submit to Public Works - Development Review, if ALTA Survey shows private improvements in the right-of-way, applicant to remove improvements;

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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.

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

46. ZC-26-0022-WIGWAM AND EASTERN, LLC:

ZONE CHANGE to reclassify 1.13 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise (description on file). MN/rk (For possible action)

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

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0169-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

JENNIFER AMMERMAN

Next are Items 46 through 49, which can be heard together.

- Item 46, ZC-26-0022. Zone change to reclassify 1.13 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise.
- Item 47, VS-26-0023. Vacate and abandon easements of interest to Clark County located between Wigwam Avenue and Camero Avenue, and Eastern Avenue and Spencer Street within Paradise.
- Item 48, WS-26-0024. Waivers of development standards for the following: 1) reduce setbacks; and 2) increase retaining wall height. Design reviews for the following: 1) proposed single-family residential development; and 2) allow alternative yards on 1.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise.
- [Item] 49, TM-26-500003. Tentative map consisting of 5 single-family residential lots and common lots on 1.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise.

MICHAEL NAFT

Thank you. Good morning.

ROBERT CUNNINGHAM

Good morning. Robert Cunningham, 6030 South Jones Boulevard with Taney Engineering, representing the applicant. Our property is located in this highlighted yellow area just to the north side of Wigwam, approximately 800 to 900 feet to the west of Eastern. It's surrounded by developed properties almost on all directions, subdivisions, and some rural properties in the area. The land use, we're not asking to change it, but I just wanted to show the land use map. We're conforming to the land use and the density that was master planned here. We are asking for a conforming zone change to RS5.2. You can see that this is our site right here in purple. To the south is RS3.3. RS10 is to our west, and to the north-east of us, there are some RS20 lots. There are some developments in here. In the RS20, I believe there's a daycare and a few others that are commercial, closer to Eastern.

What we are requesting is a 5 lot residential development with one public cul-de-sac. There are 5 lots. Two are located oriented to abut the west property line. Two are oriented to abut the east property line, and there are three that back up to the north property line. We are also requesting to vacate a remnant driveway easement that was on this property from when it was proposed to be developed as a church and a patent easement that is located along the east portion of the property.

Turn this, if it could be zoomed out just a little bit. This is a proposed site plan with the — Can you zoom out just a little bit more? Thank you. This proposed site plan shows the proposed footprints that were planned for the site. The reason I show this is because we're asking for two setback variances and I wanted to really clarify that these are not significant variances. The first one is on Lot 4. We're asking for this to be reduced to 4.9 feet instead of 5 feet. In the staff report and the way that it was written up, the request is for 4 feet, but it's very minor on the side of Lot 4. The other one that we're asking for a setback waiver on is Lot 3. On Lot 3, we're asking for the rear yard to be reduced down to 15 feet where 20 feet is required.

One of the reasons we're doing this is to accommodate a large single-story home on this lot. We believe that the single-story home being proposed on this lot provides more privacy to the property to the north instead of a two-story home on this lot. We also are planning on putting single-story homes on the Lots 1 and 2, which are directly adjacent to a horse property that exists that's been developed like this for quite some time, probably 40 years. On Lot 5 and 4, we currently have a smaller footprint that is two-story in nature.

We also are asking for a waiver of wall height. So, the property currently drains slightly from Wigwam to the north. In doing that, in draining it in the current condition, there's not provisions on the north properties that would allow drainage to continue through that with the property being fully developed. So, in order to mitigate that, a portion of the property has to drain back to Wigwam and a portion drain north. In doing such, we have to come in and build a wall that's taller than the code required retaining wall allows, which is 3 feet. The property directly to our west, which is this property here that has a two- and three-story home on it, has already been developed. And they have a retaining wall that goes upwards of 5 feet in the areas and we're trying to do less than this on our property. We would continue to work with Public Works and drainage to try to mitigate and reduce the wall height and the amount of fill on this property as much as possible because it's very expensive to bring in and develop the site.

I have some pictures of the elevations of the homes that are proposed. Here's a picture of the two-story home. As you can see that it has a nice frontage elevation. Here's a picture of the single-story home. This has a swing in three-car garage here and a two-car garage. These two-story homes are about 2,300 square feet, just over that, and the single-story home is over 3,000 square feet in size. And here's the other single-story home that they're proposing as well. I have floor plans and elevations and be happy to answer any additional questions that you have. That'll conclude my presentation. Thank you.

MICHAEL NAFT

Thank you. This is a public hearing on Items 46, 47, 48, and 49. Anyone wishing to speak, please come forward. Good morning.

ROBIN ROCKY

Robin Rocky, 2225 East Camaro Avenue. Good morning, thank you very much for the opportunity to express my opposition to this and related agenda items. Please note these items were listened to by the Paradise TAB. (inaudible) TAB recommended denial. In fact, they told the applicant to quote, "Go back to the drawing board." I believe many postcards in opposition have also been (inaudible). So, I am the neighbor directly behind to the north of the property. Comp [Comprehensive] Planning states the applicant must demonstrate the zoning district is compatible in the surrounding area. The five homes proposed by the applicant on this parcel are not a cohesive and harmonious fit and are not compatible with adjacent rezoning efforts, per the applicant's justification letter. Further, declarations in the applicant's justification letter are also unmet. The proposed development does not address the immediate needs of the community, and it does not align with approved entitlements for neighboring parcels by any stretch of the imagination.

So, the dictionary states that adjacent means next to or adjoining, and mathematically speaking, adjacent is defined as sharing a common side. So, let's look at the reality of what's adjacent to this parcel here. My neighbor here, who's also here today, has a single house with a couple of horses. The property here next to mine, they were allowed to build three homes on it. It's vacant right now, but they're just starting to build those three homes. My house, Little House on the Prairie, I called it, me and three big dogs, just about the size of Tommy's horses. And then here are other adjacent properties. Please note, they are double the size of this parcel, five homes on each of them, so an average of 2.5 (inaudible).

I understand the infill concept. Do not oppose the developer on the three homes that will soon be built adjacent to my property. For the property is in discussion today, two or three homes is reasonable and compatible with adjacent properties. Five is not. I know that there will be development on this vacant land. I am simply making an effort to avoid a zone change that will jeopardize the rural feel of the whole section of Paradise, my neighbors and I (inaudible). Five houses is just too many, and the wall height is also a concern.

Lastly, I will mention that Zillow shows an active sale listing for this property. Evidently, the developer has not even made an investment yet in the property. So maybe that will be all the more reason for you to feel compelled to recommend that they go back to the drawing board. Thank you.

MICHAEL NAFT

Thank you very much. Good afternoon.

THOMAS PAPANA

My name is Thomas Papana. I live in the property, the horse property directly to the east of this property. And there are 11 homes along Wigwam from my house to Spencer, and I was able to speak with nine of those people. They're all against five homes. We welcome two homes because, for one thing, that's what the zoning calls for. At some point, some intelligent people, when they changed the five-year land use plan, decided that two homes were appropriate for this neighborhood. And I welcome two because it'll help keep out the homeless and the coyotes, but not five. Five is not appropriate. One of the neighbors mentioned traffic, but not in the usual sense. He mentioned that people nowadays might have two, three cars, five homes in there that's 10 to 15 cars in there. Not appropriate.

You know, this area used to be RNP. I'm going back a long ways. I'll make it short. We lost out to high density housing, but that was hundreds of homes. Hundreds. I don't think it's appropriate to change the zoning for just three houses. The area just to the west of the property, which he mentioned, there's a nice house there, but there's five houses in a gated community directly bordering this property. Five houses, but it's on 2.5 acres. There's no traffic problem. No problem. Five houses on 2.5 acres. He's asking for five on less than half of that.

So, let's talk about an acre of property. When you have an acre, that's roughly 38,000 square feet when you take out the easements. So now he's got a road going in there, which is probably 10,000 square feet. That leaves about 28,000 square feet for five homes. By my math, that's less than 6,000 square feet per lot. The pictures of those homes that he showed you, they're not going to look like that on 6,000 square feet. Every home on Wigwam that I mentioned to Spencer, every home along there is a minimum lot size of 16,000 square feet. So, we don't think this is appropriate. I think the only other last thing I want to mention is that this property is also up for sale. Here's the listing. And on this listing, the applicant misrepresents the current zoning. I don't think that's appropriate.

MICHAEL NAFT

Thank you. Anyone else wishing to speak, please come forward at this time. Seeing none. Mr. Cunningham, do you want to respond to any of the comments that were made and maybe particularly for the benefit of the full Board. Just describe, orientate everybody to the location of Wigwam and Eastern, if you could.

ROBERT CUNNINGHAM

Sure. So, this is the aerial map. This is almost an infill piece of property. Wigwam is an 80-foot street in this area, and there are subdivisions that have been developed over the years and over time. Directly to the south of us is a subdivision that has lots that range from 3,300 square feet to 7,000 square feet in it. The one directly to our adjacent property here to the west has lots that range 10,000 square foot plus in it. As this little pocket that was identified here, there's one home here toward the north of us and this one here. But if you look beyond that, really at the overall area, directly across the street from this gentleman's house is a commercial development here on almost 30 acres. There's a bar, a tavern located here. There's quite a bit of businesses, and this area has changed drastically in the last 30 or 40 years from a RNP to one that is completely infilled and developed.

This site was approved previously for a church that started to develop on this site, which we believe would've been a higher and more intense use on the site. We believe coming in with the five units on it, the five homes, which is a staff's recommended approval, it's a conforming zone change. All the lots meet the lot size requirement. In fact, they go up to 9,500 square feet on a couple of the lots. So, we believe that this is taking a piece of property that's really tough to develop in this condition and making it appropriate. We've also taken guidance on how the site plan should be laid out. Directly adjacent to us is 2 lots. We have two homes adjacent to those 2 lots. We have two larger lots over here that are — I think this one's 9,500 square feet that's adjacent to this gentlemen, and the one down here is about 8,500 square feet.

So, they're larger. We're putting single-story homes on these 3 lots here to try to aid in. You know, making it work better for the community and making it a project that works harmoniously with what's adjacent to it, given that there's a lot of factors here and we're in filling and we're trying to make this more compatible. So, hopefully that clarifies some of the concerns.

MOTION

MICHAEL NAFT

Thank you. I appreciate it. A couple comments I would make. One, you referenced the previously land entitled use. I couldn't agree more. There was a church that has been previously approved on this site, which respectfully, I think both of you here opposed that at the time. The intensity of that and my having no control over that, either coming back or a similar intense use like that coming to the site without any ability at all to put restrictions on it like we are today. I think, well overpowers 5 versus 4 lots on this site. And while I don't disagree that there's a distinction between what is being presented today and what the two property owners who have spoken are sitting on. I don't believe that this does not fit into the character of that area. I know this area very, very well, and I don't think one additional house is going to cause any kind of detriment to this neighborhood.

I think that the condition that the applicant has put on the record related to one-story versus two-stories on those lots makes sense. And I think that provides some level of protection outside of what code would limit them to is good and will stick with my approval. And I would also point out that, while I understand that the opposition didn't support this at the time, it does conform to the current land use, whether we like it or not. So, for those reasons, I am prepared to move for approval of Items 46, 47, 48, and 49.

VOTE

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

MICHAEL NAFT

The motion passes. Thank you.

ROBERT CUNNINGHAM

Thank you.

47. VS-26-0023-WIGWAM AND EASTERN, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Camero Avenue, and Eastern Avenue and Spencer Street within Paradise (description on file). MN/md/kh (For possible action)

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

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

48. WS-26-0024-WIGWAM AND EASTERN, LLC:

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

DESIGN REVIEWS for the following: 1) proposed single-family residential development; and 2) allow alternative yards on 1.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise. MN/md/kh (For possible action)

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

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Limited to 1 story homes for Lots 1 - 3;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0169-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

49. TM-26-500003-WIGWAM AND EASTERN LLC:

TENTATIVE MAP consisting of 5 single-family residential lots and common lots on 1.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise. MN/md/kh (For possible action)

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes;
- Street suffixes shall be spelled out;
- The street shown as Green Valley Ranch on the vicinity map shall be shown as Green Valley Parkway.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0169-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

50. ZC-26-0025-STRIKE INDUSTRIES, LLC:

ZONE CHANGE to reclassify 0.46 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Topaz Street and north of Dustin Avenue within Paradise (description on file). JG/gc (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MARCH 18, 2026, PER THE APPLICANT).

51. WS-26-0026-STRIKE INDUSTRIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; 2) waive off-site improvements (streetlights); and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed office/warehouse building on 0.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Dustin Avenue and east of Topaz Street within Paradise. JG/mh/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MARCH 18, 2026, PER THE APPLICANT).

SEC. 6. APPEAL

52. AC-26-900052: Consider an appeal of the Director's Notice of Decision to deny a Request For Reasonable Zoning Accommodation at 6163 Port Tack Drive within Sunrise Manor; and direct staff accordingly. TS/sr (For possible action)

ACTION: DENIED (APPEAL OF REQUEST FOR REASONABLE ZONING ACCOMMODATION DENIED FOR THE REASONS AS LISTED IN THE NOTICE OF DECISION ON REQUEST FOR REASONABLE ZONING ACCOMMODATION).

JENNIFER AMMERMAN

Next item is Item 52, AC-26-900052. Consider an appeal of the Director's Notice of Decision to deny a request for reasonable zoning accommodation at 6163 Port Tack Drive within Sunrise Manor.

And Commissioners, zoning accommodations are reviewed to determine if a reasonable accommodation and rules, policies, practices or services are necessary to afford a person with a disability equal opportunity to use and enjoy their housing. The denial of the zoning accommodation was based on the following: According to HUD (U.S. Department of Housing and Urban Development) guidance for unique animals such as chickens, the request of a reasonable zoning accommodation for a comfort animal or emotional support animal has a substantial burden of demonstrating a therapeutic need for the specific animal or the specific type of animal. There's no evidence that this specific type of animal, chickens, is needed for a therapeutic benefit. Thus, a therapeutic, excuse me, therapeutic benefit can be achieved by using any other type of pet allowed under the Clark County Code without a reasonable zoning accommodation or zoning change.

The ADA and FHA (Federal Housing Administration) does not require accommodations that would be direct threat to the health and safety of others. Backyard chickens are a public health risk, and the size of the backyard does not allow for a suitable coop that can be sufficiently spaced from neighbors. Finally, the request is not reasonable because it would require a fundamental alteration of the nature of residential zoning ordinance by introducing farm animals. Lastly, the applicant may or may not be present, but we did tell the applicant they are not required to be present at this meeting, and if they did attend and wish to speak, they're not required to disclose any private or medical information.

MICHAEL NAFT

Thank you very much. Commissioner Segerblom.

MOTION

TICK SEGERBLOM:

Yes. Apparently, the applicant is not here. I've not heard from him or her, so I'm concerned about what they're asking for. So, I'll go with staff's recommendation and deny the appeal. But I did want to put on the record, I don't know if we can do it, make it for non-prejudicial, but I've learned today more about chick — what do we call them? Chickens. Support chickens. Support chickens. And so, if the applicant wants to reach out to me, I would love to learn more about it. I don't want to pry into her psychological condition, but I just don't have the ability to refute staff's at this point. So, with that, I'd make the motion to deny without prejudice.

MICHAEL NAFT

There's a motion to deny without prejudice.

ROBERT WARHOLA

I just want to make sure that we clarified that the appeal is being upheld.

TICK SEGERBLOM

All right. There's a motion to —

ROBERT WARHOLA

I mean, denied. Denied.

MICHAEL NAFT

The motion is to deny the appeal.

ROBERT WARHOLA

Right.

MICHAEL NAFT

Yep.

TICK SEGERBLOM

Okay. I'm moving to deny the appeal. Thank you.

MICHAEL NAFT

Please cast your vote.

VOTE

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

MICHAEL NAFT

The motion carries.

SEC. 7. INTRODUCTION OF ORDINANCES

53. ORD-25-901047: Introduce an ordinance to consider adoption of a Development Agreement with TRIPP FAMILY INVESTMENTS, LLC for a commercial development on 1.21 acres, generally located south of Blue Diamond Road and west of Cameron Street within Spring Valley. JJ/dd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MARCH 18, 2026, AT 9 A.M. (BILL 3-4-26-1).

JENNIFER AMMERMAN

Next are Items 53 through 55, which are ordinances for introduction.

- Item 53, ORD-25-901047. Introduce an ordinance to consider adoption of Development Agreement with Tripp Family Investments, LLC for a commercial development on 1.21 acres.
- [Item] 54, ORD-26-900049. Introduce an ordinance to consider adoption of a Development Agreement with DR Horton, Inc. for a single-family residential development on 4.84 acres.
- [Item] 55, ORD-26-900087. Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on December 17, 2025.

And staff recommends that you introduce the items and set the public hearing for March 18, 2026.

MICHAEL NAFT

We'll introduce the items and set the public hearing for March 18, 2026.

54. ORD-26-900049: Introduce an ordinance to consider adoption of a Development Agreement with DR Horton, Inc. for a single-family residential development on 4.84 acres, generally located south of Pebble Road and west of I-15 right-of-way within Enterprise. JJ/jl (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MARCH 18, 2026, AT 9 A.M. (BILL 3-4-26-2).

55. ORD-26-900087: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on December 17, 2025. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MARCH 18, 2026, AT 9 A.M. (BILL 3-4-26-3).

PUBLIC COMMENTS

MICHAEL NAFT

This brings us to our final time set aside for public comment. Anyone wishing to speak, please come forward at this time on items under the jurisdiction of this Board. Good afternoon. Good morning.

AL ROJAS

Good morning. My name is Al Rojas, and I've got some pretty important stuff to say. So, you know, we're trying to get on top of this homeless issue, and we had a town hall meeting yesterday with Commissioner Segerblom and law enforcement, and it was very, very productive, and we had some elected officials. And

I'm recommending, before I go to my next step, that we have our Commissioner from my area, Marilyn Kirkpatrick and Tick Segerblom and law enforcement have a town hall meeting to address the issues in our community.

I also want to say, I also want to make a recommendation to the Board that we create what I call a— Let me get the name that I wanted to create a new ordinance or a new — Have an ordinance that would create a new ordinance enforcement coordinating committee from the Commissioners, which would help us enforce new ordinances like this one here. Because what's going on right now is that different parts of the C.O.P. (Community Oriented Policing) program for law enforcement for LVMPD (Metro) are enforcing this, but to a different degree. And whoever wrote this ordinance did a fantastic job, but we have to have all of the police department units enforce it uniformly or better because we do have to get on top of this homeless problem before it gets on top of us.

So, I recommend that the Commissioners create a new ordinance enforcement coordinator committee, and this is a reason why. To have the Commissioners communicate the importance of new ordinances to all area commands and appropriate agencies like HELP of Southern Nevada, Code Enforcement, Public Works, et cetera, especially for the new no-camping ordinance. Thank you very much. Bye.

MICHAEL NAFT

Thank you. Have a good day. Anyone else wishing to speak? Seeing none, we'll close the public hearing and adjourn this meeting. Thank you.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 10:24 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