



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, February 18, 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 9:01 a.m. by Chair Naft with the following members present:

Commissioners Present:

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

Absent:

None

Also Present:

Robert Warhola, Deputy District Attorney
Sami Real, Director, Comprehensive Planning
Antonio Papazian, Deputy Director, Public Works
Ruby Ochoa, Deputy Clerk
Emily Casimiro, Deputy Clerk

SEC. 2. PUBLIC FORUM

1. Public Comment

MICHAEL NAFT

Good morning. Welcome to the February 18, Zoning meeting of the Clark County Commission. Good morning, Director Real. The first items on the agenda are public comment. Anyone wishing to speak about an item on the agenda, please come forward at this time. Items after 15, so 16 through 32 will have their own public hearings.

JORGE PERAZA

Okay. This is for 16.

MICHAEL NAFT

Good morning.

MADLINE LEWIS

I'm so loud. Do I need a microphone?

MICHAEL NAFT

You do.

MADLINE LEWIS

Is it on? Hello, I'm here in regards to the —

MICHAEL NAFT

If you could just state your name for the record.

MADLINE LEWIS

Oh, Madeline Lewis. Birthdate, Social Security, anything else?

MICHAEL NAFT

You got it.

MADLINE LEWIS

Okay. I'm here in regards to the property that is on Linn Lane that's going for rezoning.

MICHAEL NAFT

Can you identify the agenda item?

MADLINE LEWIS

Just says [Item] number 6 here.

MICHAEL NAFT

Okay. Okay, Commissioner Kirkpatrick has offered to take it off of the routine agenda so we can have a hearing on it, if you'd like.

MADLINE LEWIS

So, I'm not allowed to state what I want?

MICHAEL NAFT

You can, but you'll have another opportunity if you —

MADLINE LEWIS

Because I missed — I've been to every meeting so far and I missed the last one, so I guess that's —

MICHAEL NAFT

I think that's a generous offer for the Commissioner to take it off of the routine agenda so you could have a full hearing on it.

MADLINE LEWIS

Okay —

MICHAEL NAFT

It'll just be in two minutes.

MADLINE LEWIS

Okay.

MICHAEL NAFT

Thank you.

SAMI REAL

And then just confirming that's Items 6 through 9. Is that — Okay. Thank you.

MICHAEL NAFT

Good morning.

TOM SHELTON

Good morning. My name is Tom Shelton. I live at 5920 West Patrick Lane. I'm here to speak on Items 10, 11, and 12. I might as well address them all at once. Yeah?

MICHAEL NAFT

Those items are also — those are in my district. I'm willing to pull it. We've gotten a couple cards on those today.

TOM SHELTON

Oh.

MICHAEL NAFT

So, 10 through 12 will also be pulled.

TOM SHELTON

Okay. Then may I just say that it was the most pleasant morning driving in today. The town was scrubbed clean by the rain. We had that beautiful collar of snow around the mountains.

MICHAEL NAFT

Very good.

TOM SHELTON

And the hockey team plays at 12:10 p.m.

MICHAEL NAFT

We'll try to be out by then.

GARY COVENEY

I was 10, 11, 12 also.

MICHAEL NAFT

Seeing no one else wishing to speak, we will close the public hearing. Director Real.

SEC. 3. AGENDA

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

ACTION: APPROVED.

SAMI REAL

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

Hold to the March 18, 2026, Zoning meeting:

- Item 25, ZC-25-0776
- Item 26, UC-25-0777

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 25 and 26, the agenda stands ready for your approval.

MOTION

WILLIAM MCCURDY II

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

MICHAEL NAFT

Thank you. 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.

3. Approval of minutes. (For possible action)

ACTION: APPROVED.

SAMI REAL

Next on the agenda is the approval of the minutes. The minutes of the January 21, 2026, Zoning meeting are ready for your approval.

MOTION

WILLIAM MCCURDY II

I move approval of our minutes.

MICHAEL NAFT

There's a motion. 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 carries

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 15

ACTION: APPROVED.

SAMI REAL

Next are the routine action items which consist of Items 4 through 15, except Items 6 through 12 will be pulled and heard separately. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. Additionally, staff has the following requests:

- Item 5, UC-25-0890. Waiver of development standards 1 was withdrawn.
- Item 15, ORD-26-900034. In Section 6 of the ordinance, under Title 30, Section 30.04.08, delete the proposed language under E2.ii which requires private streets and certain easements to end in a radius cul-de-sac.

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

MOTION

WILLIAM MCCURDY II

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

MICHAEL NAFT

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

VOTE

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

MICHAEL NAFT

Motion carries.

4. VS-25-0889-ROADRUNNER INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Rochelle Avenue, and Channel 10 Drive and Eastern Avenue; a portion of a right-of-way being Rochelle Avenue located between Channel 10 Drive and Eastern Avenue; and a portion of right-of-way being Eastern Avenue located between Flamingo Road and Rochelle Avenue within Paradise (description on file). TS/jud/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- 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.

5. UC-25-0890-ROADRUNNER INVESTMENTS, LLC:

USE PERMIT for a vehicle wash.

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

DESIGN REVIEW for a proposed vehicle wash on 0.97 acres in a CG (Commercial General) Zone. Generally located north of Rochelle Avenue and west of Eastern Avenue within Paradise. TS/jud/cv (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.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

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 #0201-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1 WAS WITHDRAWN.

(Companion Items 6, 7, 8, and 9)

6. PA-25-700050-SINGAL VINEY & DUGGAL AMRISH & SARITA:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Compact Neighborhood (CN) on 2.50 acres. Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor. MK/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-2-18-26-1; COMPANION ITEMS 7, 8, AND 9).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

SAMI REAL

Next are companion Item 6 through 9.

- Item 6, PA-25-700050. Plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Compact Neighborhood (CN) on 2.50 acres. Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor.
- Item 7, ZC-25-0790. Zone change to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor.
- Item 8, WS-25-0791. Waivers of development standards for the following: increase retaining wall height; and reduce curb return radius. Design reviews for the following: alternative yards; and a single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor.
- Item 9, TM-25-500196. Tentative map consisting of 20 single-family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Lake Mead Boulevard and east of Linn Lane within Sunrise Manor.

MICHAEL NAFT

Good morning.

MARK MULHALL

Good morning, Mr. Chair, Commissioners. Mark Mulhall, M-U-L-H-A-L-L, 1980 Festival Plaza Drive. On behalf of the applicant, I'm here with my colleague Bob Gronauer as well. The site is 2.5 acres located there north of Lake Mead Boulevard and east of Linn Lane.

We first want to thank staff for their recommendation of approval. We appreciate Town [Advisory] Board's (TAB) recommendation of approval as well. As well as Planning Commission's recommendation of approval and being on the consent agenda. Here today we are coming forward with a plan amendment for CN. We're developing 20 lots on the 2.5 acres, which comes out to a density of around 8 dwelling units per acre. So, the development is more in line with a Mid-Intensity Suburban Neighborhood (MN), but if there's some discrepancies in terms of how the acreage calculates out, it's more appropriate to go with the CN. But really the development is more of the MN style.

Currently in the area there's CN designations there to the south of the site, the east of the site, and the southwest of the site. The developer, LGI Homes, has also developed in the area at Lake Mead and Dolly. This will be a fairly similar product. The development there to the east as well has a density of 13.6 dwelling units per acre. We'll come in with RS3.3, which is currently existing there to the north and to the south of us at the site. I'll just walk through the site plan as well. We currently have it proposed for landscaping there along Linn Lane, currently, with the detached sidewalks, that'll reduce some of visual impact.

We've also worked with Commissioner Kirkpatrick, with the neighbors and through this process. We wanted to have some single-story product on the site, so 6 of the lots will be able to have single-story homes on those. That'll be Lot 20, 14, 15, 13, and 9, as well as Lot 1.

And so, here's an example of the single-story product. Here's an example of the two-story product. And then, additionally, just to cover all the bases and discuss all the applications, there's a couple waivers on this application. And that has to do with retaining wall in order to develop the site and then the curb radii. Inside, there's going to be fairly minimal traffic. It's going to be all internal residential traffic and then Lot 20 is side-loaded due to the development of it and that lot will front out onto Linn Lane. We're happy to answer any questions. Thank you.

MICHAEL NAFT

Thank you. This is a public hearing. Anyone wishing to speak, please come forward at this time. If you could just state your full name for the record.

MARILYN K. KIRKPATRICK

Can I ask that you leave the site plan up there so they can — Where the homes are, please?

MADELINE LEWIS

Hi. Madeline Lewis. What else did you want?

MICHAEL NAFT

That's it. Good morning.

MADELINE LEWIS

Okay. I don't want this to be honest with you. I'm not a professional at speaking or anything. I'm just coming from the heart and the neighborhood. Been there for over 60 years. We are building a really strong Hispanic community there. People are coming together. Neighbors are working together.

Putting this in is not only going to put a big stress on the infrastructure of our utilities, water, sewer. You know, you took our rec center away and built a new one, Bob Price, but didn't put a pool in for the kids. The nearest pool is 4.5 miles away. But doing this is going to not only endanger our police and firefighters. If there's a fire or an emergency, you get a fire truck in there, you get a police car in there, you get paramedics in there. Where are they going to go if something happens, something goes south? They're blocked. They're trapped. That's a safety concern.

The other one is that, to my understanding, they want to put all these houses on here. You get a house on there, the price is going to be unattainable. In about three meetings back, he stated that the houses were going to go for \$450,000 on top of an HOA (Homeowners Association). Who's going to be able to do that? You don't even have a backyard to have a garden. You don't have a backyard for two dogs. Your front yard is taken by the 3 feet of easement. It's all rocks. There's no trees. They want to put bushes in. You're creating another desert, a heat thing. You know, these people that live on this street, if you go back and research police calls, none. These neighbors work together. They have a community that they watch each other, and you know, they work with each other. You do this, you're creating more stress for our police department.

The major thing that we have in our area right now that's bringing it down because one of the Board people said, "Oh, it needs to be brought up because it's kind of run down." It's run down because we couldn't have trees because of the water issues. You know, but now that we're becoming a stronger Hispanic community, go and drive around there, look at the houses, look at how they're working on them, look at the neighbors, how they're helping each other. You're creating more stress for the police department as far as crimes.

This is not attainable for a family. They have houses they've built up on top of the mountain, like going to the back gate of the Air Force Base. They have more calls there with Metro (Las Vegas Metropolitan Police Department). It's crime ridden. And we have all these master communities that, I know somebody stated, "Oh, the Air Force would want to buy in that area." No, the Air Force is going out to North Town. They're buying out there. This property was made for a family. How can a family come in? I tried to buy the property. I called the real estate agents.

MICHAEL NAFT

Thank you very much.

MADELINE LEWIS

Well, I mean, see three minutes is not enough time for us to state what — They would not even talk me.

MICHAEL NAFT

That's all the time you get this morning but thank you. Anyone else wishing to speak, please come forward at this time. Thank you.

CHRISTINA PAPPION

Hi. My name's Christina Pappion. Just like my mom said, I grew up in the neighborhood. As far as traffic and that where he said it's minimal traffic, that's a lie. If you go over there off of Lake Mead, we have non-stop traffic up and down the roads. Go into the neighborhoods. You don't see sidewalks or anything else that's attainable for people that are walking or anything else. And plus, there's a lot of farm animals. There's a bird sanctuary, not even, I think two doors down from where this development's going to be. So, it's endangering the lives of the livestock. And putting in multi properties like this, you know, people are losing their ranch lands.

And I understand development and everything and everything has to, you know, grow but basically the ranch lands in Vegas are being taken away. So where are all these animals supposed to go and how safe is it for them? It's making it an unattainable environment. And like I said, the people that live in this neighborhood, they can't afford all these, you know, the constructions and everything else. It just brings more headaches for everybody. So, I don't know.

I know at the past meetings and everything else, we had a whole lot more people there. A lot more people were voicing their opinions, and it just seemed like the Board just didn't want to listen. So, with the approvals and everything else, I know it's about money. I know it's about, oh you guys want to do all these new developments and everything else, but for this neighborhood and this area, it really does need to stay the same way.

MICHAEL NAFT

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

MOTION

MARILYN K. KIRKPATRICK

Thank you, Mr. Chair. And I do want to address some of the neighbor's concerns. So one, I did do the project up by Shadow Rock Park and we get very few calls for service. I am pretty active in that area. Whether people agree or disagree, I'm at Bob Price more than most, but at the same time, and I'm also very friendly towards rural areas. And we have turned down close to 30 projects in this particular space between Lake Mead and this site. From duplexes we've turned down. We've said they're not compatible with the neighborhood. We've turned down commercial because there was a Family Dollar at one time because the neighbor said they didn't want that. So, we do — although it says CN, we're going to limit it, right? So that it doesn't become more than the 20 lots as shown on your plan.

There is landscaping. So, we've not allowed for any waivers of landscaping because you got to have the trees, you got to have all those other things. We understand the wall height, why you need the waiver on that because of the way that infill is. We also understand the waiver on the radius for the turnaround. And so, Public Works and I have talked about what that looks like. We have also talked with fire and with Metro and it is not a drain on the current system over there.

So, we understand that sometimes people just don't like — but we like this project. It's more of a single-story. The Dolly product that's in Commissioner McCurdy II's district, it's an entry-level home, and yes, that community is coming together. We have Cinco de Mayo over there. It's about 10,000 people that come. We have our pancake breakfast, which is in a couple of weeks. So, we too try to bring — and quite frankly the park was built before I got there, the community center. So, I had nothing to do with the pool situation, but we did finish out the park and it is one of our cleanest, most used parks on the east side, in particular. So, this is just another asset.

The schools over there are underutilized. We work with the schools all the time. So, they have less than 300 kids. This will bring more kids to help keep those schools open. So, we are prepared to make a motion for approval with the conditions as listed.

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
Motion carries.

MARK MULHALL
Thank you.

MICHAEL NAFT
Thank you.

7. ZC-25-0790-SINGAL VINEY & DUGGAL AMRISH & SARITA:
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor (description on file). MK/gc (For possible action)

ACTION: APPROVED (COMPANION ITEMS 6, 8, AND 9).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0165-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

8. WS-25-0791-SINGAL VINEY & DUGGAL AMRISH & SARITA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce curb return radius.
DESIGN REVIEWS for the following: 1) alternative yards; and 2) a single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Linn Lane and north of Lake Mead Boulevard within Sunrise Manor. MK/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 6, 7, AND 9).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Limited to a maximum of 20 single-family residential lots;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Linn Lane;
- 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0165-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

9. TM-25-500196-SINGAL VINEY & DUGGAL AMRISH & SARITA:

TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Lake Mead Boulevard and east of Linn Lane within Sunrise Manor. MK/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 6, 7, AND 8).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Linn Lane;
- 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.

Building Department - Addressing

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0165-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 10, 11, and 12)

10. ZC-25-0715-KHACHIKYAN MESROP:

HOLDOVER ZONE CHANGE to reclassify 2.12 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located east of Jones Boulevard and north of Oquendo Road within Spring Valley (description on file). MN/rk (For possible action)

ACTION: APPROVED (COMPANION ITEMS 11 AND 12).

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.

Fire Prevention Bureau

- Applicant is advised that permits may be required for this facility and to contact Fire Prevention; 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 #0191-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 10 through 12.

- Item 10, ZC-25-0715. Holdover zone change to reclassify 2.12 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located east of Jones Boulevard and north of Oquendo Road within Spring Valley.
- Item 11, VS-25-0717. Holdover vacate and abandon easements of interest to Clark County located between Jones Boulevard and Bronco Street, and Oquendo Road and Quail Avenue within Spring Valley.
- Item 12, UC-25-0716. Holdover use permit for a vehicle paint and body shop. Design review for a proposed vehicle paint and body shop and accessory structure on 2.12 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Jones Boulevard and north of Oquendo Road within Spring Valley.

MICHAEL NAFT

Thank you. Good morning.

DAVID BROWN

Good morning. David Brown, 520 South 4th Street on behalf of the applicant. With me from the applicant is Vigen and Mesrop Khachikyan. They are the proposed owners for this business. They actually have been in the collision repair business for decades. This would be their first opportunity to actually own the land to be their own landlord, so this is a very big opportunity for them.

As you can see, the buildings that's proposed are, you know, quite frankly beautiful for this type of business. The applicant has gone through great lengths to make it as appealing as possible and to fit with the neighborhood with the other office buildings.

The primary building is the one to the east, which is right off Jones. That is where all the auto repair work will occur. It has been placed as far away from the neighbors as possible. The second building which is to the west is only for storage. There will be no vehicle work done of any kind in that building. It's there just as storage and to protect the neighbors from seeing the two roll-up doors. Again, the applicant reduced it to two roll-up doors to make it as appealing for the neighbors as possible.

The only access to this building as you can see would be right off of Jones. There is a decorative block wall all across the property. There will be no private street or side street access on Oquendo. You can only enter and exit off of Jones. The applicant is not seeking any landscaping waivers. They actually exceed the landscaping requirement on three of the sides.

This use, in a minute, I know you're going to hear from a couple neighbors that don't like it because they think it's industrial, it's not, it's commercial. They also think there's some concerns with health and safety. It's a very regulated business. The Health Department checks regularly to make sure they're doing everything compliant.

This is not an intense use. It's a low-volume business. Most of the cars that come there are there for days on an average day and, like I said, they've been in this business for decades. They have 10 to 15 vehicles that come onto the property. When a car comes there, it's usually on the property for at least a week. It's hard to imagine a less intense use that could be used on this property.

In another effort to be good neighbors, we did have a neighborhood meeting. Regardless of the support or lack of support from the few individuals here today, the applicant has agreed to a number of conditions that I would read into the record. I know they've already been provided to the neighbors, as well as to county staff.

The first condition is business and repair hours would be limited to Monday to Friday, 8 a.m. to 5:30 p.m. Number two, all work to be performed within the easternmost building. Number three, design limited to two roll-up doors on easternmost building. Number four, roll-up door to remain closed unless the vehicle is being moved in or out of the building. Number five, vehicles shall be parked within buildings during non-business hours. Number six, applicant is aware the operations must comply with 30.04.07D, the Noise Residential Adjacency Standards. Number seven, applicant is advised operations are subject to Clark County Department of Environmental and Sustainability Division of Air Quality Standards and reporting requirements. Staff recommends approval and hope to have your approval as well. Thank you.

MICHAEL NAFT

Thank you. This is a public hearing, anyone wishing to speak on Items 10, 11, and 12. Please come forward at this time.

TOM SHELTON

Good morning. Tom Shelton, 5920 West Patrick Lane. Earlier I referred to the uniqueness and beauty of our valley. This is a fairly unique and quite beautiful neighborhood. An auto body shop does not fit. Long ago we were promised a collar of commercial or professional buildings that would somewhat insulate the rural preservation neighborhood (RNP) and the rural estates neighborhood, which this is right in the middle of. To this point, that's kind of worked. On the peripheries it hasn't worked so well. Our objections are on file. They're not anything new and the fact that they indeed sought us out and took our input, we appreciated that. We still have not received the material data safety sheets for the products that will be used and stored on this. We haven't received the specs for the air filtration systems that will be used. And so, at this point this protective collar looks a little bit more like a shrinking noose. Thank you.

MICHAEL NAFT

Thank you. Good morning.

GARY COVENEY

Good morning. Gary Coveney, 5835 South Bronco Street. I just wanted to second everything that one of my neighbors said and also bring up that it's more than a couple neighbors. We e-mailed a letter. Hopefully you guys got it. It's 15 neighbors that surround this building that have great concerns about it, and really the bottom line is that an auto body shop just doesn't fit in this neighborhood. They're actually talking about closing the street if they approve this, which just goes to show how intrusive the whole thing actually is.

And what I would actually just leave it if, respectfully, if it was your neighborhood, a beautiful neighborhood and all your neighbors are against it or at least 99% of them. Would you approve it in your neighborhood? Would you approve an auto body shop going next to your house? Because no matter how they paint it, it's an auto body shop, and it's going to open up the whole area for similar types of businesses where really this was meant to be just office buildings surrounding what is a beautiful neighborhood. Thank you.

MICHAEL NAFT

Thank you. Good morning.

BOB MCGEE

Bob McGee, M-C-G-E-E. I live at 5845 South Bronco. I'm 350 feet away from this body shop. I want to reiterate what everyone's saying. I think that the whole neighborhood, the whole block is all medical and office community and this kind of changes everything. Once we put that in, it's going to change the whole block and ruin the neighborhood. The perspective of the neighborhood, it's going to change it into a Highland [Avenue] or a Valley View [Boulevard]. It just doesn't belong where it's at. I've talked to just about every neighbor, other than I think three that I wasn't able to talk to, and all of them but one oppose it. And that's everybody within 1,000 yards or 1,000 feet of that property. So that's my piece.

MICHAEL NAFT

Thank you. Anyone else wishing to speak on Items 10 through 12, please come forward at this time. Seeing none, I'll close the public hearing. Mr. Brown, if you can come back forward. One point of clarification. There was mentioned in public comment closing the road.

DAVID BROWN

That, we're just closing our access to the road so it won't impact the road. The road is as it always has been, just the customers won't be able to cut through the neighborhood.

MICHAEL NAFT

That's a good thing.

DAVID BROWN

Yes.

MICHAEL NAFT

Okay. Part of the challenge that I have here is that whether we have a philosophical agreement or disagreement about this being industrial or commercial. In our code, it is commercial. And so that is why it's on the routine action agenda and why it has some staff support. And so, I would just point to that fact. As far as the precedent issue, I think there are a whole lot of conditions that have been read into the record. Some of which are frankly highly unusual, particularly those related to our Environment and Sustainability office. But it has time and again come up in the neighborhood discussions and so I do think there's value to those conditions, one through seven that Mr. Brown read into the record. And I think those conditions are what protect against other development off of Jones.

And then lastly, I would just say that I do think that this is in addition to it being commercial, this was thoughtfully designed with a whole lot of neighborhood input. I absolutely agree. There are others who couldn't be here today who I've spoken with, both on the phone and in person about this project. Not everybody agrees with it. But to the point of there being one individual who does support it in the neighborhood, that's the property owner that abuts this property almost entirely. And so, I do think that's significant that there is support coming from that property owner.

So, with the conditions that had been read into the record, I am prepared to move for approval of Items 10, 11, and 12. I also want to thank Planning staff. I know has been working last night and this morning to try to get some answers to some of the neighborhood questions. There might be a couple still out there that we need to get. I know a lot of correspondence happened this morning. We'll get you — I'll work to get anybody who's concerned in this area, the answers that they're entitled to. None of those would change my view and my intention to move for approval. Ms. Real, you have a —

SAMI REAL

Yeah. Commissioner, I just have one clarification. So, one of the conditions is written or was read into the record as singular. It says roll-up door to remain closed. Since there's multiple doors, I'd like to make the door plural to say roll-up doors.

MICHAEL NAFT

Yep. But the understanding is there's two of them.

DAVID BROWN

Yes. Yes, that's the intent.

MOTION

MICHAEL NAFT

Good. Okay. With that correction, my motion is for approval of Items 10 through 12 with the conditions read into the record.

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

And the motion passes. Thank you.

11. VS-25-0717-KHACHIKYAN MESROP:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Bronco Street, and Oquendo Road and Quail Avenue within Spring Valley (description on file). MN/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 10 AND 12).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised CCWRD has existing or proposed assets within the area proposed to be vacated per VS-25-0717; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; this vacation response is contingent upon the petitioner contacting CCWRD and making suitable arrangement, at Petitioner's expense, for such easement or relocations as required to protect CCWRD facilities and property rights within the area to be vacated; it is understood that this

vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; additionally, the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

12. UC-25-0716-KHACHIKYAN MESROP:

HOLDOVER USE PERMIT for a vehicle paint and body shop.

DESIGN REVIEW for a proposed vehicle paint and body shop and accessory structure on 2.12 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Jones Boulevard and north of Oquendo Road within Spring Valley. MN/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 10 AND 11).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Business and repair hours limited to Monday through Friday, 8:00 a.m. to 5:30 p.m.;
- All auto work to be performed within the easternmost building;
- Design limited to two roll up doors on easternmost building;
- Roll up doors to remain closed unless a vehicle is being moved in or out of the building;
- Vehicles shall be parked within buildings during non-business hours;
- Applicant is aware operations must comply with 30.04.07 D. Noise - residential adjacency standards;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised operations are subject to Clark County Department of Environment and Sustainability Division of Air Quality standards and reporting requirements; 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

- Construction of off-site improvements to commence by January 1, 2028;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Oquendo Road and associated spandrel;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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.

Fire Prevention Bureau

- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; 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 #0191-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

13. ORD-25-901008: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Diamond Starr Hills LLC for a single-family residential development on 5.0 acres, generally located north of Starr Hills Avenue and west of Dalia Grove Street within Enterprise. JJ/ji (For possible action)

ACTION: ADOPTED (ORDINANCE 5347; EFFECTIVE 03/5/2026).

14. ORD-26-900011: 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 November 19, 2025. (For possible action)

ACTION: ADOPTED (ORDINANCE 5348; EFFECTIVE 03/5/2026).

15. ORD-26-900034: Conduct a public hearing on an ordinance to modify the Title 30 Fee Schedule, to amend Title 30 regulations for Accessory Living Quarters, Multi-Family Dwellings in commercial districts, street landscaping standards, parking requirements for Mini-Warehouse(s), sidewalks, street width, single-family residential private streets and access, review procedures for Affordable Housing projects, procedures for Administrative Extensions of Time and Extensions of Time for Off-Site Improvements, definitions for Inflatable Amusement Device, Community Facility and Recreational Vehicle, make corrections and clarifications as appropriate, and providing for other matters properly related thereto. (For possible action)

ACTION: ADOPTED - AS AMENDED (ORDINANCE 5349; EFFECTIVE 03/5/2026).

SEC. 5. NON-ROUTINE ACTION ITEMS 16 THROUGH 32

16. SDR-25-0899-AMERICANA-HARAWAY, LLC:

SIGN DESIGN REVIEWS for the following: 1) allow electronic message unit, video; 2) reduce the separation between freestanding signs; 3) increase the area of a proposed freestanding sign; and 4) proposed signage in conjunction with an existing office building and mini-warehouse complex on 2.21 acres in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and west of Monte Cristo Way within Spring Valley. JJ/hw/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Compliance with Title 30, Residential Adjacency Standards for Signs Adjacent to Residential including but not limited to reducing the luminance of Electronic Message Units visible from an area subject to residential adjacency by 25%.
- 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.

SAMI REAL

Next is Item 16, SDR-25-0899. Sign design reviews for the following: allow electronic message unit, video; reduce the separation between freestanding signs; increase the area of a proposed freestanding sign; and proposed signage in conjunction with an existing office building and mini-warehouse complex on 2.21 acres in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and west of Monte Cristo Way within Spring Valley.

MICHAEL NAFT

Thank you. Good morning.

MICHAEL LEBLEU

Good morning. Michael Lebleu, 5019 South Cameron Street. First item is the site plan showing the, there's a freestanding sign there now that we're removing to put in this new freestanding sign. It's a 36-foot-tall pylon sign with a message unit. The height meets code. It's the message unit that's a little over that is requiring the waiver.

MICHAEL NAFT

Very good. If there's nothing further, this is a public hearing. Anyone wishing to speak on Item 16, please come forward. Good morning. Please state your name for the record.

JORGE PERAZA

Good morning. My name is Jorge Peraza. I live at 7392 Laredo Street that is directly behind the public storage property on the residential site. The applicant is requesting approval for a video capable electronic message unit, reduced separation between freestanding signs and increased sign area. The site already has a documented history of excessive lighting impact on adjacent homes. Because of that history, approving a video screen and larger signage without condition will create a real risk of additional glare and nighttime nuisance.

If the request is approved, I request clear enforced conditions that the digital screen is not visible from the neighboring homes, a strict nighttime brightness limits, automatic dimming based on ambient lighting, and maybe perhaps a shut-off time. No animations or videos after dark and a third-party light verification after installation. I'm asking for compatibility with the neighborhood and measurable protections to prevent further lighting spill into homes. Thank you for your consideration.

MICHAEL NAFT

Thank you. Anyone else wishing to speak on Item 16? Seeing none, I'll close the public hearing. Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. Can you speak to the neighbor's concern with regards to hours of operation and brightness?

MICHAEL LEBLEU

Yes. All message units come with dimmers so that they dim the amount of nits from 10 to 6 at night. So, at night they dim down, so they're not as bright. This also is more oriented towards east/west, so the neighborhood behind it is actually on the side of the sign where it's not, the actual messaging is not facing the residential. It's more facing east and west.

JUSTIN JONES

Okay. Sami, is there in terms of a condition with regards to the dimming at night, is that something we can add on there?

SAMI REAL

We can add it. It's already a condition because it's subject to residential adjacency, but if you want to add it so it's on there as part of the approval, it can be added.

MOTION

JUSTIN JONES

Okay. All right. I wouldn't normally, as we talked before, I wouldn't normally consider this large of a sign, however, across the street on Sahara, which is in the City of Las Vegas's boundaries, similarly, a doctor already has an existing sign that's the same size. So, it makes it a little bit difficult to be in position to disapprove of something that is literally the same across the street. So, with that, I'll go ahead and move for approval of agenda Item 16 with an additional condition which you have noticed here today. In requiring compliance residential adjacency standards regarding the dimming of the sign in the evening hours. Is that sufficiently clear, Sami?

SAMI REAL

Yes.

JUSTIN JONES

Okay. All right, that's my motion.

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. Thank you.

MICHAEL LEBLEU

Appreciate it.

17. UC-25-0870-GAUGHAN SOUTH, LLC:

HOLDOVER USE PERMIT for a recreational or entertainment facility not limited to indoor-only recreation.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements.
DESIGN REVIEW for a recreational or entertainment facility in conjunction with a resort hotel (South Point) on 118.07 acres in a CR (Commercial Resort) Zone. Generally located south of Silverado Ranch Boulevard and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 2 years to review the street landscaping;
- 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

- Las Vegas Boulevard South street paving, curb, and gutter to be completed between Pyle Avenue and Frias Avenue along the east boundary of the property together with a parallel detached asphalt walking path on the property contemporaneous with or before completion of Las Vegas Boulevard South street paving improvements on the west side of Las Vegas Boulevard South between Frias Avenue and Cactus Avenue to the south.

Fire Prevention Bureau

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

SAMI REAL

And then Commissioner, did you still want to trail Item 17? Okay.

So next is Item 17, UC-25-0870. Holdover use permit for a recreational or entertainment facility not limited to indoor-only recreation. Waiver of development standards for full off-site improvements. Design review for a recreational or entertainment facility in conjunction with a resort hotel being the South Point on 118.07 acres in a CR (Commercial Resort) Zone. Generally located south of Silverado Ranch Boulevard and west of Las Vegas Boulevard South within Enterprise.

MICHAEL NAFT

Good morning.

STEPHANIE GRONAUER

Good morning, Mr. Chairman, Commissioners. Stephanie Gronauer, 1980 Festival Plaza Drive, here on behalf of the applicant. The property that's before you is the existing South Point Hotel and Casino. That property owner also owns property further to the south. You can see separated by another development.

We're here today with a use permit to allow for recreation facility on the property, which is basically the temporary events that all other casinos do all over the valley. This portion of the property is not part of the Gaming Enterprise District and so it's different than other hotel casinos. But they would like to use this property for temporary events, and this use permit would allow them the flexibility to continue to do so. We very much appreciate staff's recommendation of approval on that.

We had asked for a waiver of the off-sites along Las Vegas Boulevard and requested a waiver. In talking with Public Works, we understand there's a development coming further to the south of this property that will have the full off-sites going in. So, I'd like to propose a condition in conjunction with that waiver

where we would add at least the paving, curb, and gutter on this west side of the property when this development to the south comes in. That way the full roadway width is there, and the drainage is taken care of.

The condition would read Las Vegas Boulevard Street paving, curb, and gutter to be completed between Pyle and Frias along the east boundary of the property. Together with a parallel detached asphalt walking path on the property contemporaneous with/or before completion of Las Vegas Boulevard Street paving improvements on the west side of Las Vegas Boulevard between Frias and Cactus to the south.

This condition would allow for that full street improvement and then obviously the drainage to be taken care of. On a temporary basis when this parcel is actually developed, obviously the full street improvements would come at that time. So, with that added condition we'd ask for your approval.

MOTION

MICHAEL NAFT

Thank you very much. This is a public hearing. Anyone wishing to speak, please come forward at this time. We're on Item 17. Seeing no one, I'll close the public hearing. With that condition of the curb, gutter, and detached asphalt path. I'm prepared to move for approval of Item 17.

SAMI REAL

And sorry, just for clarification, that replaced the condition. The current Public Works condition?

MICHAEL NAFT

Yes.

SAMI REAL

Thank you.

STEPHANIE GRONAUER

Thank you.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes. Thank you.

STEPHANIE GRONAUER

Thank you very much. Just briefly, I said this last night, but I do want to thank Sami Real. I know this is her last meeting. On behalf of our whole firm, we really, really respect and appreciate her professionalism over the years and just want to thank her for everything she's done.

MICHAEL NAFT

Thank you.

(Companion Items 18, 19, and 20)

18. VS-25-0811-NOBLES, BRANDON & CLARK, CODY W.:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Schirlls Street (alignment), and Pebble Road and Raven Avenue within Enterprise (description on file). JJ/rp/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 19 AND 20).

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

Fire Prevention Bureau

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

SAMI REAL

Next are companion Items 18 through 20.

- Item 18, VS-25-0811. Holdover vacate and abandon easements of interest to Clark County located between Arville Street and Schirlls Street (alignment), and Pebble Road and Raven Avenue within Enterprise.
- Item 19, UC-25-0809. Holdover amended use permits for the following: stables (no longer needed); and increase the number of large livestock in conjunction with an existing single-family residence on 0.81 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located east of Arville Street and south of Pebble Road within Enterprise.
- Item 20, UC-25-0810. Holdover amended use permits for the following: stable; increase large livestock (no longer needed); and increase accessory living quarters square footage (no longer needed). Waivers of development standards for the following: reduce parking; eliminate buffering and screening; eliminate parking lot landscaping; modify residential adjacency standards; waive full off-site improvements; reduce driveway throat depth; and 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

Thank you. Good morning.

BRANDON CLARK

Morning Commissioners. My name is Brandon Clark. This is Cody Clark. We are the property owners of the agenda Items 18, 19, and 20. This was, actually, presented to you two weeks ago by our architect who unfortunately was unable to be here, so we will be presenting today. I will do my best. If you have any questions or if I have the wrong terminology, please correct me or ask.

Everything was shown. There was one item on here that Commissioner Justin Jones asked to meet with us about — individually to get a better understanding of our project and what we were trying to achieve. And we were able to meet with him last week. In which his main concern was the ability to pull into our property completely out of the right-of-way of the street. Everything else on agenda Items 18, 19, and 20 does come with support of our TAB, as well as, I believe, the support of Commissioner Justin Jones, as we reviewed the entire project with him this week. Last week, sorry. We have made the adjustments that he's asked by adding an additional 75 feet of space to be able to pull in from the road, which you can see. Happy to answer any questions.

MICHAEL NAFT

Thank you. This is a public hearing. Anyone wishing to speak, please come forward. Seeing none, we'll close the public hearing. Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. Mr. Papazian, have you had a chance to look this over yet?

ANTONIO PAPA ZIAN

Thank you, Commissioner. This is my first time I'm seeing this. I'm trying to review it as it's sitting in front of us, but I just can't see that. Sorry.

JUSTIN JONES

Can we trail this for a minute and maybe you can talk to him real fast. Otherwise, I'll have to hold it just so we can make sure.

BRANDON CLARK

Here's a copy for you if you'd like.

JUSTIN JONES

Okay.

ROBERT WARHOLA

You can trail it till the call of the Chair and bring him right back.

JUSTIN JONES

Yeah. All right, so sit down for a minute. We will try and pull back up.

MICHAEL NAFT

Items 18 through 20 will be trailed till the end of the meeting, which will bring us to item 21.

(Trailed and heard after Item 29)

SAMI REAL

Commissioners at this time, I'd ask if we can go back to the trailed items, Items 18 through 20.

MICHAEL NAFT

Welcome back.

BRANDON CLARK

Thank you.

JUSTIN JONES

We already did the public hearing, right? Yep. So, we looked over the plans that you proposed. I think they're an improvement, but because we don't — you guys are new to the process, so I don't hold you to the same standard as I would others who are involved. But we don't generally design from the dais. And so, talking to Mr. Papazian, we still have some concerns, but we think we can get there. So, what I'm going to propose today, and I require you to come back one more time, but I just don't want to be designing from podium, particularly when your architect and engineer isn't here. So, there's no objection to Items 18 and 19, Ms. Real, so I think we can go ahead and move for approval agenda Items 18 and 19. But I ask you that you work with Mr. Papazian and his team just to make sure that the design is fully submitted and works for our Public Works team. So, then I would hold agenda Item 20 to the next meeting. Does that make sense?

BRANDON CLARK

Yes.

MOTION

JUSTIN JONES

Okay. Does that work Mr. Papazian? All right then. So, my motion will be to approve agenda Items 18 and 19 and to hold to the next meeting agenda Item 20.

SAMI REAL

And Commissioners, just for clarification, the next meeting would be March 4.

MICHAEL NAFT

Thank you. There's a motion for approval of Items 18 and 19 and to hold Item 20 until the March 4 meeting.

JUSTIN JONES

Okay.

MICHAEL NAFT

Please cast your vote.

BRANDON CLARK

Thank you.

JUSTIN JONES

Please have your architect reach out to Mr. Papazian.

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.

19. UC-25-0809-NOBLES, BRANDON & CLARK, CODY W.:

HOLDOVER AMENDED USE PERMITS for the following: 1) stables (no longer needed); and 2) increase the number of large livestock in conjunction with an existing single-family residence on 0.81 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located east of Arville Street and south of Pebble Road within Enterprise. JJ/rp/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 18 AND 20).

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.

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.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

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

20. 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: HELD TO MARCH 4, 2026, PER APPLICANT (COMPANION ITEMS 18 AND 19).

21. UC-25-0891-RAVAN REVOCABLE LIVING TRUST & RAVAN HAMID H TRS:

USE PERMIT to allow a cannabis establishment (retail store) in conjunction with an existing shopping center on 2.19 acres in a CG (Commercial General) Zone. Generally located north of Warm Springs Road and west of Durango Drive within Spring Valley. JJ/hw/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- A valid Clark County business license must be issued for this cannabis (retail store) establishment within 2 years of approval or the application will expire unless extended with approval of an extension of time;
- To prevent odor nuisances, an indoor odor control plan must be submitted to the Clark County Department of Environment and Sustainability.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license

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

Clark County Water Reclamation District (CCWRD)

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

SAMI REAL

Item 21, UC-25-0891. Use permit to allow a cannabis establishment (retail store) in conjunction with an existing shopping center on 2.19 acres in a CG (Commercial General) Zone. Generally located north of Warm Springs Road and west of Durango Drive within Spring Valley.

NANCY AMUNDSEN

Good morning, Commissioners. Nancy Amundsen. 520 South 4th Street, Las Vegas. I'm here representing Mint Nevada. They currently have a retail store on the southeast corner of Post and Rainbow, and they would like to move it over to the site. This site is northwest of the corner of Durango and Warm Springs. There used to be a Carl's Jr. there. The Carl's Jr. has closed and it's an empty building. They would like to go into that site and utilize the building.

As you can see, they're not moving anything, they're not changing anything. They want to go into the building, and they want to make the building a little different in color tone than the Carl's Jr. is. They understand that they have to get approval from both the state and Business License to move from that one location to this one, which is 4 miles away. And I'm open to any questions or comments. Thank you.

MICHAEL NAFT

Thank you. This is a public hearing on Item 21. Anyone wishing to speak, please come forward at this time. Seeing no one, we'll close the public hearing. Commissioner Jones.

MOTION

JUSTIN JONES

Thank you, Mr. Chair. This has been recommended for approval by staff. Obviously, we have our standard provision that requires all cannabis establishments to be on the public hearing agenda. I think it's an improvement to the shopping center and so I'll move for approval agenda Item 21.

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 carries. Thank you.

NANCY AMUNDSEN

Thank you so much.

22. WS-25-0461-NELSON, JEREMY & KATIE:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate building separation; and 3) modified driveway geometrics in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Silver Falls Avenue and west of Silver View Street within Paradise. MN/tpd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Exterior materials of the lean-to shall consist of stucco and paint (color) to match that of the residence;
- Applicant to comply with all applicable Building and Fire Code requirements.
- Applicant is advised the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Clark County Water Reclamation District (CCWRD)

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

SAMI REAL

Next is Item 22, WS-25-0461. Holdover waivers of development standards for the following: reduce setbacks; eliminate building separation; and modified driveway geometrics in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Silver Falls Avenue and west of Silver View Street within Paradise.

MICHAEL NAFT

Good morning.

JEREMY NELSON

Good morning. Jeremy Nelson, 1481 Silver Falls. I'm here to present the lean-to on the right side of my home, right here to the left. So, everything in green and blue is support. Purple right here is my home. So, everything green and blue is support and red is no support. And that red is two streets north on Cordero Bay in a different subdivision.

Here'd be the floor plan of the lean-to. There'd be the height of the front. There's the rear of the building with the heights. And here are the other smaller buildings that are on the agenda also. Plastic movable buildings. Another one. And here would be the inside. And here are some examples of some other lean-to's in our subdivision that are built right on the wall. Here's some more examples. And here's some more examples. And that is all I have.

MICHAEL NAFT

Thank you. This is a public hearing. Anyone wishing to speak, please come forward at this time. We're on Item 22. Seeing no one, I will close the public hearing. Okay, so we are here today because this was done without appropriate permission from the county. The couple facts that I think you pointed out well are that your neighbors who directly face this do support it, and I've seen the documentation to that. If you brought it today, we'll ask you to submit that —

JEREMY NELSON

Yes, I have those. Sorry.

MICHAEL NAFT

So, I'm going to ask you to submit that to the clerk on your right, but I do think that's important for the record. I also think it's important that many of your neighbors do have similar structures. You provided evidence of that and we've seen it.

However, it clearly does not match the aesthetic of your existing property, and my condition will include a requirement that that be rectified. And so, I'll look to Director Real for some clarification on this condition, but essentially I'd like the exterior to match the stucco and paint of the existing building. Is that clear enough?

SAMI REAL

Yeah, we can add that condition, no problem.

MICHAEL NAFT

Okay. And then I also want to point out that while you're here for permission from the Planning Department in our zoning capacity, that doesn't do anything to alleviate you from the building requirements. So, when you leave here, you'll still have the responsibility to get all the appropriate permissions from the Building Department and satisfy them. I know that my approval will be conditional of a installation of a firewall, but that is also in the Building Department's requirements. You're aware of that and understand that?

JEREMY NELSON

Yes.

MICHAEL NAFT

And then Sami, is there a default period of time that he would have to come into compliance?

SAMI REAL

So, we typically condition projects that are a result of a CCPRO (Clark County Public Response Office) violation for one year to complete the building permit and inspection process. So, we want to make sure that we include the inspection process in that as well. If the applicants are diligent in the processing of their permits and address all of the building and fire's requirements, they can typically get that done. If you'd like to grant more time, you're welcome to do that as well.

MICHAEL NAFT

One year I think is sufficient. This has already been going on fairly long period of time. I assume that works for you.

JEREMY NELSON

That'll work.

MICHAEL NAFT

Okay. Then if there's —

JEREMY NELSON

I'd be able to extend it if I need to, right? If something wasn't? Okay.

MOTION

MICHAEL NAFT

So, if there's nothing further, I will move for approval of Item 22 with the two additional conditions. 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.

JEREMY NELSON

Thank you. And who do I give this to?

(Companion Items 23 and 24)

23. WS-25-0879-STONE LAND HOLDING, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) increase accessory structure height; and 4) eliminate full off-site improvements. DESIGN REVIEW for a proposed single-family residential development on 4.28 acres in an RS10 (Residential Single-Family 10) Zone. Generally located east of Topaz Street and south of Oleta Avenue within Paradise. JG/jud/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 24).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- All homes to be single story;
- Maximum of 10 residential lots;
- The maximum height of any structure on Lots 8 and 9 to be 20 feet;

- No casitas/accessory living quarters are permitted on Lots 8 and 9;
- No detached RV garages are permitted on Lots 8 and 9;
- The minimum rear yard setback on Lots 8 and 9 to be 28 feet;
- The minimum side setback on the west side of Lot 8 to be 44 feet;
- The minimum side setback on the east side of Lot 9 to be 44 feet;
- Front setback to all homes to be a minimum of 20 feet;
- Coach lighting is required on the front elevation of each residence;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to provide paved legal access;
- Install curb, gutter, and partial paving on Topaz Street and Oleta Avenue;
- Installation of a minimum 32 feet of paving may be required over the proposed sanitary sewer line in Oleta Avenue adjacent to APNs: 177-24-202-001 and 002 to the point of connection at McLeod Drive;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0264-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 23 and 24.

- Item 23, WS-25-0879. Waivers of development standards for the following: eliminate street landscaping; increase retaining wall height; increase accessory structure height; and eliminate full off-site improvements. Design review for a proposed single-family residential development on 4.28 acres in an RS10 (Residential Single-Family 10) Zone. Generally located east of Topaz Street and south of Oleta Avenue within Paradise.

- Item 24, TM-25-500214. Tentative map consisting of 10 single-family residential lots and common lots on 4.28 acres in an RS10 (Residential Single-Family 10) Zone. Generally located east of Topaz Street and south of Oleta Avenue within Paradise

MICHAEL NAFT

Good morning.

JENNIFER LAZOVICH

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive, here this morning on behalf of the applicant. The site is located just north of Serene Avenue on Oleta and Topaz. Interestingly this site is master planned for up to 5 units to the acre, which would allow for 20 lots. It was previously approved for 15 lots and we're before you today for 10 lots.

These are 10 single-family residential lots. They are all going to be single-story homes. We will have one private street that comes off of Topaz Street that accesses all of the lots. We do have some waivers that are indicated in the staff report. These are designed to try to stay with the character of what we see in the broader area with similar density to this site. This site with the 10 lots comes in at just over 2 units per acre, about 2.3 units to the acre, and with other projects that are around that kind of lower density, there aren't typically full off-sites on Topaz or Oleta.

After the TAB meeting we did do a voluntary neighborhood meeting. A couple of residents came and we've been closely working with some other neighbors in the area and so I do have some additional conditions that I'd like to read in. These conditions have been previously provided to Planning and Public Works. All homes to be single-story, maximum of 10 residential lots. The maximum height of any structure on Lot 8 and 9 to be 20 feet. No casitas are permitted on Lot 8 and 9. No detached RV (Recreational Vehicle) garages are permitted on Lot 8 and 9. The minimum rear yard setback on Lot 8 and 9 to be 28 feet. The minimum side setback on the west side of Lot 8 to be 44 feet. The minimum side setback on the east side of Lot 9 to be 44 feet. Front setback to all homes to be a minimum of 20 feet. Coach lighting is required on the front elevation of each lot. Install curb and gutter on Topaz and Oleta Avenue. Installation of sidewalk, landscaping, partial pavement, and streetlights is not required on Topaz Street and Oleta Avenue. And then finally if allowed by Clark County, provide paved access over the proposed sanitary sewer line in Oleta Avenue adjacent to APNs 177-24-202-001 and 002 to the point of connection in McLeod Drive.

One more thing that I wanted to point out is that as I mentioned, the site has been previously approved and actually graded for those 15 lots. And so there is a condition that we do a drainage study and one of the neighbors — and we discussed this at the TAB, that our drainage study would be updated to reflect the fact that there are only 10 lots there today. I don't know that I need a condition for that because we're already agreeing to a drainage study, but it is something that we discussed at the TAB.

The other thing I just wanted to point out on the condition this was discussed at the TAB, the very last condition that says if approved by Clark County we would do partial paving along Oleta Avenue to McLeod. We know that we're going to bring up sewer. The point of connection is right here at McLeod and Oleta, and then it's going to come west towards where our site is. And so there had been an ask that we do some paving over that area, but you know we just put, if approved by the county. We'll have to work with Public Works and maybe [Clark County] Water Rec as well to make sure that that's okay with them. But that's why we put a qualifier on that for if approved.

And outside of that, Commissioner Gibson knows is a very, very, very active neighborhood. We have had countless conversations with some neighbors about this project, and I think we have tried to address all of the concerns that are in our control to address.

MICHAEL NAFT

Thank you very much. This is a public hearing. Anyone wishing to speak, please come forward at this time. Seeing no one, Commissioner Gibson.

JIM GIBSON

There isn't an area in Clark County that I'm aware of that gets more attention than the Serene area. What's interesting is 12 years as mayor I was on the other side of Serene and they got the same kind of attention, constantly. I want to express my recognition, our recognition of the great work that you've done and your client has done. We could be looking at a 15-unit project here. We could be looking at something greater than that. And rather than fight all of those battles out of the pocket, you've come with a 10-unit development which makes all the sense in the world to the folks around you and we appreciate that. And given your history and the way that you do business, this ought to be something that will work to allay fear and settle people in the neighborhood. Mr. Papazian, do you have any comments or concerns relative to the conditions that have been enumerated or anything else?

ANTONIO PAPA ZIAN

I do, Commissioner. Thank you. Just two points. One is, which I don't see on the plan, but they do have to provide paved legal access. So, if they're coming in off of Serene and Topaz, they will have to pave that to their subdivision. And to Ms. Lazovich's point about the paving over the sewer line, that is actually a requirement. So, if they are bringing in sewer from McLeod to the west, they will be required a minimum of 32 feet of paving along Oleta Avenue.

JIM GIBSON

Thank you. Is that acceptable?

RICK BARRON

Rick Barron, Signature Homes the applicant on this. There is a BLM (Bureau of Land Management) parcel to the north there. We do have a 30-foot right-of-way that's existent along the solely portion of the alignment. I don't know that I can get the 32 foot, I'll have to file for a patent on that. So, I don't know if that can be conditioned on me filing for a BLM patent.

ANTONIO PAPA ZIAN

You'll have to work with BLM to get a grant for him to be able to pave on that BLM property. Correct.

JIM GIBSON

All right. So, the requirement would be, submit an application and you work to get the patent in order to be able to do the paving?

RICK BARRON

That's correct. And grant. My Apologies. Yes.

JIM GIBSON

Granted, yeah —

RICK BARRON

Acceptable.

JIM GIBSON

And all right. And you understand that's acceptable?

JENNIFER LAZOVICH

Yes. And then we have to provide the temporary paving —

RICK BARRON

On Serene that will be improving it.

JENNIFER LAZOVICH

Yes.

MOTION

JIM GIBSON

All right. With that, thank you very much. I move approval of Items 24 and 25, or excuse me, 23 and 24 with the additional conditions as enumerated by Ms. Lazovich and the comments by Public Works this morning.

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.

JENNIFER LAZOVICH

Thank you.

RICK BARRON

Thank you.

24. TM-25-500214-DFA, LLC:

TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.28 acres in an RS10 (Residential Single-Family 10) Zone. Generally located east of Topaz Street and south of Oleta Avenue within Paradise. JG/jud/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 25).

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

- Applicant to provide paved legal access;
- Install curb, gutter, and partial paving on Topaz Street and Oleta Avenue;
- Installation of a minimum 32 feet of paving may be required over the proposed sanitary sewer line in Oleta Avenue adjacent to APNs: 177-24-202-001 and 002 to the point of connection at McLeod Drive; Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant is advised that off-site improvement permits may be required.

Building Department - Addressing

- The street suffixes shall be spelt out;
- The street names shall not include prefixes;
- The street shown as Topaz Road shall have the suffix of Street;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0264-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO MARCH 18, 2026, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

26. UC-25-0777-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:
HOLDOVER USE PERMITS for the following: 1) vehicle maintenance and repair; and 2) outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce drive aisle width; and 2) modify residential adjacency standards.
DESIGN REVIEW for a proposed vehicle sales and vehicle maintenance and repair facility with outdoor storage and display on 0.77 acres in a CG (Commercial General) Zone. Generally located east of Boulder Highway and north of English Avenue within Whitney. JG/rg/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MARCH 18, 2026, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

(Companion Items 27 and 28)

27. ZC-25-0873-ATLAS CRANE, INC.:
ZONE CHANGE to reclassify 2.49 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located east of Nellis Boulevard and south of Cheyenne Avenue within Sunrise Manor (description on file). MK/gc (For possible action)

ACTION: APPROVED (COMPANION ITEM 28).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking 0355-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next companion Items 27 and 28.

- Item 27, ZC-25-0873. Zone change to reclassify 2.49 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located east of Nellis Boulevard and south of Cheyenne Avenue within Sunrise Manor.
- Item 28, WS-25-0874. Waivers of development standards for the following: eliminate street landscaping; eliminate buffering and screening; reduce access gate setbacks; increase parking; waive full off-site improvements. Design review for a proposed office/warehouse building with a proposed outdoor storage yard on 4.87 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located east of Nellis Boulevard and south of Cheyenne Avenue within Sunrise Manor.

MICHAEL NAFT

Thank you. Good morning.

TAMMY LARIVIERE

Good morning. My name is Tammy Lariviere. L-A-R-I-V-I-E-R-E. The address is 3120 North Nellis Boulevard. My husband Eric Lariviere and I operate and own Atlas Crane, Inc. He couldn't be here today. He's stuck in the snowstorm in Tahoe, believe it or not. But we are a mobile crane and rigging company. He opened the business 25 years ago. He's been in this location since 2013. We're looking to build a new office and two-bay shop on our property. I do have our civil engineer, Petya Balova here and architect, Pat Klenk, if there's specific questions, but we agree with staff conditions.

MICHAEL NAFT

Thank you very much. This is a public hearing. Anyone wishing to speak on Items 27 and 28, please come forward. Seeing none, Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK

Thank you, Mr. Chair. So, I want to just be clear with Antonio on Item 28, the five waivers. So, my understanding is they no longer need waiver 3. Is that correct? They were able to adjust that turnout commercial driveway. Is that it? No? Okay.

ANTONIO PAPAIZAN

Thank you, Commissioner. Waiver standard 3 is to reduce the access gate setback.

MARILYN K. KIRKPATRICK

Yep.

ANTONIO PAPAIZAN

I've not seen any other plans that would suggest —

MARILYN K. KIRKPATRICK

Okay.

ANTONIO PAPAIZAN

That they don't need it but if they'd like to withdraw it.

MARILYN K. KIRKPATRICK

Okay, let me move on to the other ones. Maybe someone will come up with the — and so we've talked to the applicant, and I believe that you still agree that we do have an SID (Special Improvement District) that is like seconds away, I hope. We should be getting ready to go out to bid on that. So, we would like waiver 1, 2, and 5 to be waived or to be deferred until the SID comes through. Because it doesn't make any sense to put in landscaping and then us to rip it all out because we should be close.

ANTONIO PAPAIZAN

We agree, Commissioner, there is a condition that they are required to participate in the SID —

MARILYN K. KIRKPATRICK

Okay.

ANTONIO PAPAIZAN

In this area.

MARILYN K. KIRKPATRICK

And then we're fine with waiver 4 on the parking spaces. I just — I just thought I had heard that we didn't need waiver 3.

SAMI REAL

I think at the TAB they had indicated or at some time maybe after the TAB they had indicated that they were going to withdraw waiver of development standards 3 because I have the same notes in my file too.

MARILYN K. KIRKPATRICK

Petya? Someone's got to come answer the question, because otherwise we're going to deny the waiver. So, someone's got to — I mean, for Sami and I to be on the same page without talking about it, we must've got some mixed information.

PETYA BALOVA

Just to refresh my memory, which one is [waiver] number 3?

MARILYN K. KIRKPATRICK

Number 3 is to reduce the access gate setbacks to 46 feet, where 50 feet is required. Somebody would have — we would've never made that up. Somebody would've had to infer.

PETYA BALOVA

I'm sorry, maybe staff hasn't seen this one yet, but —

MARILYN K. KIRKPATRICK

Well, that's a bigger problem,

PETYA BALOVA

We're at 50. Fifty feet —

MARILYN K. KIRKPATRICK

So, I hope we don't go down that road.

PETYA BALOVA

Yes, that's completely our problem. We have 50 feet off-set for the gates on Ringe Lane measured from the right-of-way line. So we don't need that waiver.

MARILYN K. KIRKPATRICK

That's what we were looking for. Okay.

PETYA BALOVA

Yes. We're withdrawing that waiver.

MOTION

MARILYN K. KIRKPATRICK

Okay, so back to my motion is to staff conditions and the conditions that I read into the record and withdrawal of waiver 3, which is the 46 feet to 50 feet.

MICHAEL NAFT

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

MARILYN K. KIRKPATRICK

And we'll stay in touch with you also on the SID. It should be close though.

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 —

PETYA BALOVA

Thank you.

28. WS-25-0874-ATLAS CRANE, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) reduce access gate setbacks; 4) increase parking; 5) waive full off-site improvements.

DESIGN REVIEW for a proposed office/warehouse building with a proposed outdoor storage yard on 4.87 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located east of Nellis Boulevard and south of Cheyenne Avenue within Sunrise Manor. MK/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 27).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Waiver of development standards #1 approved to be deferred until completion of the Public Works SID of which at that time the required landscaping shall be installed;
- 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;
- 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; 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;
- Right-of-way dedication to include 30 feet for Ringe Lane;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall agree to participate on a Special Improvement District (SID) for off-site improvements, including but not limited to, fire hydrants, curb and gutter, paving and streetlights.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking 0355-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN.

SEC. 6. RECONSIDERATION

29. ET-25-400129 (ZC-23-0272)-ROADRUNNER TRUST & CARRISON ANDREW JOHN TRS:

RECONSIDERATION OF USE PERMITS FIRST EXTENSION OF TIME for the following: 1) mini-warehouse; and 2) off-highway vehicle, recreational vehicle, and watercraft storage facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) access local street; 2) reduce parking; 3) increase wall height; 4) allow attached sidewalk; and 5) allow modified driveway design standards.

DESIGN REVIEW for a mini-warehouse with vehicle storage on 2.5 acres in a CG (Commercial General) Zone. Generally located east of Jones Boulevard and the south of O'Bannon Drive within the Spring Valley planning area. AB/lm/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until July 19, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Work with Public Works - Development Review on redesign of driveway along O'Bannon Drive to direct on-site traffic to the west;
- Install "No Right Turn" signs on-site at the driveway along O'Bannon Drive;
- Compliance with previous conditions.

SAMI REAL

Next is Item 29, ET-25-400129 for ZC-23-0272. Reconsideration of use permits first extension of time for the following: mini-warehouse; and off-highway vehicle, recreational vehicle, and watercraft storage facility. Waivers of development standards for the following: access local street; reduce parking; increase wall height; allow attached sidewalk; and allow modified driveway design standards. Design review for a mini-warehouse with vehicle storage on 2.5 acres in a CG (Commercial General) Zone. Generally located east of Jones Boulevard and south of O'Bannon Drive within the Spring Valley planning area.

MICHAEL NAFT

Good morning.

DON MORGAN

Good morning, Commissioners. My name is Don Morgan. I'm on behalf of the applicant. We're just merely asking for an extension of our zoning approval that was previously approved.

MICHAEL NAFT

Okay. Does that complete your presentation for the moment?

DON MORGAN

At this point, yes.

MICHAEL NAFT

Sure. This is a public hearing. Anyone wishing to speak on Item 29, please come forward at this time. Seeing none, Commissioner Becker. Again, this would be the opportunity to speak on Item 29. If you could just state your name for the record.

KENITA JONES

Kenita Jones, 5645 O'Bannon Drive. Y'all know me already. Y'all should have got an email, so you know what I think, and at this point I think you're doing the best you can do for us. I despise people who backstab communities. They could have spoke to us. Anybody could have spoke to us. This has been approved three years ago. Nobody knew. We don't even understand how this happens and to dislike neighborhoods and have no respect for us.

MICHAEL NAFT

If you could just direct your attention towards us.

KENITA JONES

Yeah, they can hear. I'm glad you all are going to try and do something for us, to keep them out of our neighborhood. We need some teeth though that if they're caught in the neighborhood, how we can go after them. If y'all can figure something out. Like when the car dealership's driving our neighborhood, that's like a \$750 fine. I think if you guys could figure out something. They could have a sign out there saying, stay out of these neighborhoods. So, you could all work on that because there's just going to be more destruction in our neighborhoods and more anger. Anybody else?

MICHAEL NAFT

So, if that completes your comments, we can go one at a time. Anyone else wishing to speak during public comment, please come forward. Again, we're on Item 29, which is a reconsideration. Good morning.

PAUL O'BANNON

Paul O'Bannon, 5710 O'Bannon. Right here in Las Vegas. We just kind of found out that I guess this was approved three years ago to our unknowing. Since we found out, we went out and worked the area as you know, because we were here prior, providing 30 residents with signatures to not have the access to O'Bannon Drive.

MICHAEL NAFT

If you could just hold up —

PAUL O'BANNON

I'm just bewildered.

MICHAEL NAFT

Could you just hold up the microphone?

PAUL O'BANNON

I'm just bewildered. I don't quite understand why we can't have the access in and out on Jones. I've traversed that street for years. And every commercial professional building from Jones to Charleston has access in and out on Jones. So, why this is an exception, I don't know. I know that from what we understand there is an interior access on Jones, is that correct?

MICHAEL NAFT

We're not allowed to do back and forth, but I'm sure it'll be addressed.

PAUL O'BANNON

Okay. So, I understand why, again, why there is an access to beyond O'Bannon, I don't know. It is a residential community. It's completely residential and it's going to cause more traffic concerns. Again, I understand it's already approved, so I'm just kind of letting you know my feelings of how it got approved that way. Why everyone would approve to allow our community to have access with that amount of traffic. It's going to be a warehouse, a mini-warehouse and storage for boats and trailers and cycles and everything else.

But I do appreciate and I want to state before I leave that I do appreciate Commissioner Naft clarifying on Item UC-25-0716, which is a property on Jones Boulevard that you appreciated, sir. And I thank you clarifying that that complex did not have accessibility to Oquendo, which is a street in a residential community. And that was appreciated, and I would've thought we would've had the same for ours, but apparently, we're not going to. So, thank you.

MICHAEL NAFT

Thank you. Anyone else wishing to speak on Item 29, please come forward. Seeing none, we'll close the public hearing. Commissioner Becker.

APRIL BECKER

Yes. Were you involved in the process? I believe it was 2023 when this was approved.

DON MORGAN

No ma'am, I was not.

APRIL BECKER

Okay, because I was just wondering why we do have the entrance and exit on O'Bannon. Is that something — I know that we've got conditions that we're going to be putting on it today, but is it something that — Go ahead.

ANDREW CARRISON

Thank you, Commissioner. Andrew Carrison, 10831 Woodstream Court along with my siblings, are the owner of the property from my mother who passed away. If I recall, the reason they did it was because we're doing RV storage, the size of the vehicles, the Department of Transportation agreed they couldn't do an ingress and egress off Jones. So, they used the O'Bannon part.

We have this property for 60 years in my family. I'm very, very understanding of the neighborhood. We actually started this project more than three years ago. We've talked with every neighbor. In fact, I had another neighbor, Gary Friedman, who was here earlier, wanted to know what it was about. We're just asking for an extension of time because we had waivers that had to be completed with Nevada Power. So long answer to your short question, I believe it was because of the size of the vehicles.

APRIL BECKER

And it was just a routine item. All that we're doing today, just as I've explained to you is or the neighbors. We are just granting an extension of time on a project that was approved in 2023. I just wanted your voices to be heard. I wanted you to be able to put on the record exactly your objection to it because it seems that you didn't get notification before and we're not able to.

One thing that I am going to do today is I want you to work with Public Works. We're going to make this a condition that you redesign the driveway on O'Bannon to direct traffic to the west, which would direct them out of the neighborhood. And if we have anything else to add to that?

ANTONIO PAPAIZIAN

Commissioner, if you'd like, we can also add for them to install signs on site to make sure it reads no right turns.

APRIL BECKER

Yeah. Is that good for everybody?

DON MORGAN

Yes ma'am. We're already getting it designed right now, so —

APRIL BECKER

All right.

DON MORGAN

For your review —

MOTION

APRIL BECKER

With that, I will move to approve with those conditions.

MICHAEL NAFT

Thank you. There's a motion for approval on Item 29.

DON MORGAN

Thank you.

MICHAEL NAFT

Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion carries. Thank you. Just for anybody who's here because we had a scheduled Redevelopment Agency meeting set to begin at 10 o'clock. That meeting will follow this meeting which has just a few more items if anyone's here for that.

SEC. 7. INTRODUCTION OF ORDINANCES

- 30. ORD-25-900725: Introduce 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: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MARCH 4, 2026, AT 9 A.M. (BILL 2-18-26-1).

SAMI REAL

Next are ordinances for introduction.

- Item 30, ORD-25-900725. Is to introduce an ordinance to consider adoption of a development agreement with TPG/Core Acquisitions, LLC for a multi-family residential development on 10.5 acres.
- Item 31, ORD-25-900814. Is to Introduce 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.
- Item 32, ORD-26-900053. Is to introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on December 3, 2025.

Commissioners, we ask that you set the public hearing for March 4, 2026.

MICHAEL NAFT

We'll set the public hearing for March 4, 2026.

31. ORD-25-900814: Introduce 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: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MARCH 4, 2026, AT 9 A.M. (BILL 2-18-26-2).

32. ORD-26-900053: Introduce 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: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MARCH 4, 2026, AT 9 A.M. (BILL 2-18-26-3).

PUBLIC COMMENTS

SAMI REAL

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

MARILYN K. KIRKPATRICK

Mr. Chair, before you do public comment, do you mind if we say thank you to Sami?

MICHAEL NAFT

I don't, but if I could —

MARILYN K. KIRKPATRICK

Oh, you want to do it after? Okay.

MICHAEL NAFT

No, we're going to do it right now, but there was a bit of an argument over who could go first, so —

MARILYN K. KIRKPATRICK

I don't need to go first.

MICHAEL NAFT

Commissioner Segerblom asked first. So, Commissioner Segerblom.

TICK SEGERBLOM

Well, I was going to have Director Real come up here, but if anyone wants to make comments beforehand or how you want to handle it?

MICHAEL NAFT

Why don't we do this? We will, Rob, if it's all right, we'll open the last public comment period. If there is anyone else here wishing to speak on items related to the zoning agenda, please come forward at this time. Identify your full name for the record. And Director Real, you'll have to wait a few more minutes.

JENNIFER CASTIGLIONE

Good morning.

MICHAEL NAFT

Good morning.

JENNIFER CASTIGLIONE

Commissioners and thank you for being here today. My name is Jennifer Castiglione. I live at 5560 El Parque Avenue, Las Vegas, Nevada on Ms. Becker, Commissioner Becker's county island. There are some things happening on our county island that I have asked to have explained and I'm getting no answers. We had a piece of property that is zoned RE (Residential Estate) and that is two houses to an acre. So basically, if you are one house you were on a half-acre. This is going to be a single-family multi, like 38 houses. How did this happen without us getting notice? I've been begging for that question since July. I would like to have an answer.

MICHAEL NAFT

That's reasonable. Our rules don't allow us to answer your question at this time, but your comments are reflected in the record and if you —

JENNIFER CASTIGLIONE

Commissioner Becker —

MICHAEL NAFT

I would just recommend they stick around —

JENNIFER CASTIGLIONE

Would you direct your staff to answer those questions to me via email, telephone?

APRIL BECKER

I would love to meet with you. I haven't met you before —

JENNIFER CASTIGLIONE

Let's meet. We need to.

APRIL BECKER

Yes. I would love to —

JENNIFER CASTIGLIONE

There's some other things —

APRIL BECKER

We'll look at what the issue is that you have, and I have not heard anything about this, so.

JENNIFER CASTIGLIONE

Okay, so here's the big issue at 5310 West Sahara. I don't know who did this zoning, but you have a vape shop in the shopping center and right next door is the Healthy Kids Gym. And right next door to that is Dotty's. Does anyone besides me see a problem with this? I'm the only one who has a problem with these kids being nestled in between a bar and a vape shop. That's going to conclude my questions today. Thank you very much.

MICHAEL NAFT

Thank you very much. Anyone else wishing to speak, this is the final time set aside for public comment. Seeing none, we will conclude public comment and turn it back over to Commissioner Segerblom. And Director Real, if you can come up here for a few moments. Sorry.

TICK SEGERBLOM

Yes, sorry. We're going to show you off. Wanted to see if you actually had emotions.

SAMI REAL

I do. I try to hide them really well.

TICK SEGERBLOM

All right. So anyway, I know we're all going to say something, but since I've started, when I was the chair, you taught me everything I knew. And so, I just want to thank you so much for that, for what you've done for Clark County and just godspeed. But we just wanted to, on behalf of all the Commissioners, wanted to make sure you were a good send-off. And don't forget us.

SAMI REAL

Thank you.

MARILYN K. KIRKPATRICK

Thank you. Commissioner Segerblom, you did such a great job. I don't have much to add, but I do want to say, Sami and I kind of came in together in way back when I feel like. But I want to wish you all the best in, you know, Arizona and everything with your family. Family always comes first for me. So, I appreciate that, that's important to you too. And hope you'll stay in touch and come back, and at least wave when you pass the building. But good luck to you and your family and thank you for all that you've done. And I think we've done some big things from Title 30 changes to some code changes. And I think the staff is on a good track to go forward to do even more great things, so thank you.

JUSTIN JONES

I just want to say it's been a great experience working with you over the last seven plus years, particularly the last couple of months as we've been going through a lot of the work with the BLM. Sami's a problem solver and we've tried to put in problem solvers in each of the agencies here. And so, it's going to be a big loss, but we know that there are great people that you've worked and worked with and trained in Planning and are looking forward to it and wish you all the best.

JIM GIBSON

Sami, thank you so much for everything. When I came over into the County Commission, I dealt with a different kind of a code, and I expressed a lot of concern about how understandable and readable it was. And the great work that you've done on that code it's just amazing. Thank you so much. And of course, we all understand the circumstances of life that lead us to make changes. We wish you the very best and know that the way you do things, that things will work out awfully well for you and your family.

WILLIAM MCCURDY II

Sami, I just want to thank you for all the time that you've put in with me at my office and helping me to better understand the things that we do as it relates to zoning. But I wish you all the best with you and your family. I know that, you know, abrupt changes don't happen often. When they do, we have to be flexible, you know, with navigating those challenges or opportunities. So, I just thank you and I look forward to what you're going to do next. And know that you always have a home here at Clark County.

MICHAEL NAFT

I think one of the unique things about the Planning Department is that your fingerprints will forever be here on our community. The decisions that you've made throughout your career here at Clark County, whether that's the comprehensive rewrite of Title 30, which will for the long-term impact the way that this community develops. Whether it's your work on making housing more affordable. Whether it's every corner from Bunkerville to Laughlin. The impact that you've made in this jurisdiction will be felt well into the future.

And I just personally thank you for your always being honest with me and upfront, always telling me your viewpoint even when we don't always agree, and being recognized in this community as a professional, someone that can be trusted. This Board clearly thanks you, appreciates you, and we certainly wish you all of the best in the years ahead, both in your career professionally and personally as well. And if everybody who's here could join me in thanking and recognizing Director Sami Real. If you want?

SAMI REAL

I don't want to say anything, but I will. I first want to tell Kevin, thank you very much for trusting me. Commissioners, thank you very much for also putting the vote behind the confidence that you have in me. I can't thank you guys enough for one, not just working with you, but getting to know each of you personally. I've really, really, truly enjoyed it.

As I've said before, I've never left a job that I like, so this one's just a little different. But know that you're in good hands. Our department, our management team is fantastic. You should be really proud of everybody who's there that comes to work every day with such pride and dedication, and they want to do the best that they can. Put their best foot forward and work really hard to make you guys happy, to make your constituents happy, and to just bring together the county as a team. So, I want to thank each of you more than you know and I appreciate everything that you've done and thank you..

MICHAEL NAFT

This concludes our zoning hearing for today. We will take a 10-minute recess and reconvene for the Redevelopment Authority.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 10:25 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