



**togetherforbetter**

## ***Board of County Commissioners***

**Clark County, Nevada**

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

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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, July 2, 2025:

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

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## SEC. 1. OPENING CEREMONIES

### CALL TO ORDER

The meeting was called to order at 9:02 a.m. by Chair Segerblom with the following members present:

**Commissioners Present:**

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

**Absent:**

Jim Gibson

**Also Present:**

Robert Warhola, Deputy District Attorney  
Sami Real, Director, Comprehensive Planning  
Antonio Papazian, Manager, Development Review  
JaWaan Dodson, Assistant Manager, Development Review  
Lynn Marie Goya, County Clerk  
Nancy Maldonado, Deputy Clerk  
Ruby Ochoa, Deputy Clerk

## SEC. 2. PUBLIC FORUM

### 1. Public Comment

**TICK SEGERBLOM**

Good morning, this is the Clark County Commissions Zoning hearing for Wednesday, July 2. Ms. Real.

**SAMI REAL**

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

**TICK SEGERBLOM**

All right, this is the first period for public comment, if you want to comment on any item on the agenda. If you're here for Item 4, that item is on the consent agenda. So, if you want to speak before on that item, now would be the time to come forward.

**MARGARET ANN COLEMAN**

Good morning. My name is Margaret Ann Coleman, C-O-L-E-M-A-N. And the reason why I'm here at the Zoning meeting is because, due to the fact, is concerning abandonment and vacancy. My 1316 Wizard has been placed in jeopardy of being taken from me and not giving me the options to improve it. It's been rented out by squatters, and the Board of Commissioners, and them, and Tom Hopper has the control over it, and I'm trying to address you. I waited for a call from you to receive this check so I can move on, but due to the fact you didn't, I came in. I went and put in for a police department position to see if I can help you all understand. I'm needing to receive. I'm being placed to put in immigrancy because these are immigrants that's in my home, and having a good time, and I'm not having a good time. I'm dragging, and

I'm pulling, and I'm injuring myself. I need the money, as I told you before, the check. My phone number is (xxx) xxx-xxxx, and my daughter needing the kind of attention is indoors —

**TICK SEGERBLOM**

Ms. Coleman since you didn't identify an item on the agenda. We're going to have to cut you off here, but thank you so much —

**MARGARET ANN COLEMAN**

That's fine, but I would like you to take consideration. I am of importance as well.

**TICK SEGERBLOM**

All right, thank you so much. Someone here on Item 30? Could you speak to Blanca with Commissioner Gibson's office? And for the record, Commissioner Gibson is absent but excused today. Good morning.

**MIKE KOSOR**

Good morning, Commissioners. My name is Mike Kosor, we've spoken before. I'm talking about Item 21, which is a development agreement — oh. Better there?

**TICK SEGERBLOM**

There you go.

**MIKE KOSOR**

It's a development agreement. It is one of standard development agreements it supposed to have a public hearing but since it's on the consent agenda, I can't see how there's going to be a public hearing. So, I'm going to take this opportunity to speak now, although I find that rather awkward that that's the way the county handles things, but apparently that's okay. My point here is that I raised this issue and Commissioner Kirkpatrick and Commissioner Justin Jones were kind enough to open Pandora's box back in 2020 with regards to PFNA (Public Facilities Needs Assessment) fees. They opened that box, only to shut it immediately thereafter, or shortly thereafter, when they saw what was in it. And that had to do with the fact that we're taking money out of the pockets of Clark County residents, and we're giving it to developers in order to meet our infrastructure needs for new construction. That number is huge.

If you recall back when we opened that box, Henderson was charging over \$3,000 in PFNA fees. Now this was in 2021, 2020 rather. They're now charging, I don't know. But we're only charging \$1,600 and that's after raising a \$95 fee that goes back to 2001 for firefighters in a crisis to \$1,000, which is much needed. And then we didn't touch anything else, pretty much \$553 roughly was what we were paying for parks. We're now paying \$609 for parks, \$609 goes back to 2001. Let's do some quick math here. According to your current budget, the average park acreage a park is about \$1.3 million. That's without acquiring the property. You multiply that by 1,000 people per 2.5 per 1,000, which is the standard, and roughly every 400 units that you build, you have to come up with an acre of park. That works out to about \$3,500 per unit for just parks. And you're charging \$600.

If you start adding those numbers together, 150,000 units over the last 10 years, and we're talking big money. Half a billion dollars plus in deficits that are coming out of the pockets of Clark County residents and going into the profit margins of developers and builders. And you have yet to come back and then ask these Clark County people for the money to build the parks that you haven't yet built, because your current budget, you have approximately half a billion dollars of unfunded park requirements over the next four years. So, every time you pass one of these development agreements, okay, which you do regularly, you're costing the people of Clark County. And I ask you to reconsider that. Thank you very much.

**TICK SEGERBLOM**

Thank you. And also, is Tom Shelton here? If you wanted to speak on Items 10 and 11, they're on the consent agenda, so if you wanted to speak, now would be the time.

**TOM SHELTON**

Commissioners.

**TICK SEGERBLOM**

Good morning.

**TOM SHELTON**

Good morning. Fellow citizens. My name is Tom Shelton, S-H-E-L-T-O-N. I live at 5920 West Patrick Lane. For this morning, I'd like to speak to or place a little chronological and geographic boundaries on what I'm going to speak to. In the next couple weeks, this body is going to be asked to provide waivers for about 1,100 parking spaces in an area that's roughly a quarter of a square mile. One hundred and ten of them or so will be Items 10 and 11. They're asking for additional space and an oversized fuel tank to put a commercial trucking parking facility right at the edge of our Rural Preservation Neighborhood (RNP). In the coming weeks you'll be asked to approve —

**MICHAEL NAFT**

If I could just interrupt, I don't think that's related to Items 10 and 11. But if it is, I guess I'll let you continue with your public comment, but I'm happy to talk to you about the broader issues that aren't on the agenda today, if you'd like.

**TOM SHELTON**

The Town Board said that this was the place to bring these concerns, not the Town Board, so that's why —

**TICK SEGERBLOM**

Are they having a public hearing today or is that a separate issue?

**MICHAEL NAFT**

No, 10 and 11 is on the routine action agenda but I think the issues that you're speaking to aren't specifically related to Items 10 and 11, but I'm guessing here, but.

**TOM SHELTON**

I thought they were —

**MICHAEL NAFT**

Go ahead and continue —

**TOM SHELTON**

The concern that we all have that live in this very unique little neighborhood, is that there are three enterprises, two faith-based, one commercial that want to bring, without a traffic study, an impact study, or anything else, 1,000 vehicles into this area. And we think that's putting the cart before the horse a little bit if there's no study to address the impact of these requested waivers. Thank you.

**MICHAEL NAFT**

If you just introduce yourself to Mark over there and we can talk after the meeting.

**TOM SHELTON**

Okay.

**TICK SEGERBLOM**

Which item Al?

**AL ROJAS**

Items 12 and 17 through 20. If they could be heard separately, is that possible? 17 through 20 is, I think is just one location. That's all Sunrise Manor.

**MARILYN K. KIRKPATRICK**

I'm not sure why we want to take it off the consent agenda. Is there a reason that you want to take it off?

**AL ROJAS**

Oh okay. All right, well there just a — I just want to hear what they had to say, and then I'll make a comment on Items 17 through 20, the issue that I want to address, if you want to hear that?

**TICK SEGERBLOM**

We don't want to hear anything, but if you want to tell us something we're happy to listen.

**AL ROJAS**

Okay, items —

**MARILYN K. KIRKPATRICK**

If you remember, this has been here before. And we did have a hearing last time, and it's been to Town Board twice, so.

**AL ROJAS**

Okay, anyways, Items 17 to 20 has to do with Lake Mead and Christy. On the street behind there, Meikle, there's a lot of homelessness. There's one home over there that's got a lot of trailers, and I just wanted to — when they build that, if they could put some — they got these pickets where they put it on the fence to protect the residents behind there so those homes. That place is going to attract homelessness because it's got food, I already know that. And so, it'll protect the residents behind it, so we don't get a lot more homelessness coming up in that area. That's the only thing that I wanted to add.

**MARILYN K. KIRKPATRICK**

Okay, thank you. I'm not taking it off the agenda because we want commercial there to get rid of the homeless.

**AL ROJAS**

We definitely want that area there, but we just want to have some more protection for the residents. That's all.

**TICK SEGERBLOM**

All right, you made your record. Thank you so much. All right, anyone else wishing to speak on an item on the agenda? Seeing no one, we'll close the public hearing and turn it over to 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 July 16, 2025, Zoning meeting:

- Item 28, VS-25-0383
- Item 29, UC-25-0382
- Item 30, WS-25-0301

Hold to the August 6, 2025, Zoning meeting:

- Item 32, ZC-25-0350
- Item 33, VS-25-0352
- Item 34, WS-25-0351
- Item 35, TM-25-500086

Hold to the August 20, 2025, Zoning meeting:

- Item 13, ZC-25-0171
- Item 14, VS-25-0173
- Item 15, DR-25-0172

The above public hearing items are going to be open as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 13, 14, 15, 28, 29, 30, and 32 through 35, the agenda stands ready for your approval.

#### **TICK SEGERBLOM**

And you took off the two from the King David?

#### **SAMI REAL**

I'll take off Item 6 and 7 with the next — in a couple of items.

#### **TICK SEGERBLOM**

All right.

#### **MOTION**

#### **MICHAEL NAFT**

I move approval of the agenda with the deletions read into the record. And if I could just add, if there's anybody here on Items 28 and 29 that's been held to the July 16 agenda. If you could also just come forward and introduce yourself. Thank you.

#### **TICK SEGERBLOM**

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

## VOTE

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

**TICK SEGERBLOM**

That motion passes.

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

**ACTION: APPROVED.**

**SAMI REAL**

The third item on the agenda is the approval of the minutes. The minutes of the June 4, 2025, Zoning meeting are ready for your approval.

**WILLIAM MCCURDY II**

Mr. Chair, I move approval of the minutes.

**TICK SEGERBLOM**

There's a motion to approve the minutes.

## VOTE

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

**TICK SEGERBLOM**

That motion passes.

## SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 22

**SAMI REAL**

Next are the routine action items, which consists of Items 4 through 22, except items previously deleted and Items 6 and 7, which will be heard separately. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, staff has the following request.

- Item 11, DR-25-0372. Add a Comprehensive Planning condition to read: Hours of operation limited to 6 a.m. to 10 p.m.

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**

Mr. Chair, I move approval of the routine action items.

#### **TICK SEGERBLOM**

There's a motion. Cast your vote.

### **VOTE**

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

**VOTING NAY:** None

**ABSENT:** Jim Gibson

**ABSTAIN:** None

#### **TICK SEGERBLOM**

That motion passed.

4. AR-25-400054 (UC-24-0054)-JP MORGAN BRIDGE IRREVOCABLE TRUST & WOODARD TARNITA TRS: USE PERMIT FIRST APPLICATION FOR REVIEW for an exotic/wild animal in conjunction with an existing single-family residence on 2.63 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Oquendo Road and east of Lamb Boulevard within Paradise. JG/dd/kh (For possible action)

**ACTION: APPROVED.**

### **CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Remove the time limit.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto: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.

5. ET-25-400057 (UC-20-0049)-DESERTXPRESS ENTERPRISES, LLC:  
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) passenger terminal (train station); 2) retail sales; 3) restaurants; and 4) outside dining and drinking.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) elimination of freeway buffer; and 2) encroachment into airspace.  
DESIGN REVIEWS for the following: 1) passenger terminal (train station); and 2) alternative landscaping in conjunction with a passenger terminal on 110.7 acres in a C-R (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located west of Las Vegas Boulevard South and north of Blue Diamond Road (alignment) within Enterprise. MN/nai/kh (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Until July 2, 2027 to commence, to coincide with the expiration date of ADET-25-900307.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Southern Nevada Health District (SNHD) – Engineering

- Applicant is advised that there are active septic permits on APN 177-08-601-001, 177-08-701-003, and 177-08-701-012; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

*(Companion Items 6 and 7)*

6. VS-24-0644-RK VEGAS CIRCLE, LLC:

VACATE AND ABANDON a portion of right-of-way being Black Canyon Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; a portion of right-of-way being Pershing Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; and a portion of right-of-way being Vegas Plaza Drive located between Black Canyon Avenue and Pershing Avenue within Paradise (description on file).  
TS/md/kh (For possible action)

**ACTION: APPROVED (COMPANION ITEM 7).**

**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.

#### **SAMI REAL**

Next are companion Items 6 and 7.

- Item 6, VS-24-0644. Vacate and abandon a portion of right-of-way being Black Canyon Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; a portion of right-of-way being Pershing Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; and a portion of right-of-way being Vegas Plaza Drive located between Black Canyon Avenue and Pershing Avenue within Paradise.
- Item 7, UC-23-0801. Amended holdover use permits for the following: place of worship; on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking, (no longer needed); allow outside dining and drinking in conjunction with a tavern (no longer needed); alcohol sales being (beer and wine-packaged only) (no longer needed); alcohol sales (liquor-packaged only) (no longer needed); restaurants with outside dining and drinking, (no longer needed); day spa (no longer needed); banquet facility with outside uses; retail sales and service (no longer needed); and a convention facility/ exposition hall (no longer needed). Waivers of development standards for the following: increased building height (no longer needed); permit encroachment into airspace (no longer needed); reduced setbacks (no longer needed); reduced parking (no longer needed); reduced loading spaces; allow alternative street landscaping (no longer needed); reduce EV (Electric Vehicle) capable parking spaces (previously not notified); allow modified street standards; allow modified driveway design standards; allow non-standard improvements within the right-of-way (no longer needed); and reduce right-of-way width (previously not notified). And then design reviews for the following: a hotel; a place of worship; a shopping center including the following: day spa, retail sales and services, and restaurants; on-premises consumption of alcohol (service bars, supper clubs, and tavern) (no longer needed); convention facilities/exposition halls (no longer needed); a parking garage with subterranean levels; and outdoor deck with pool area on 0.6 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise.

#### **TICK SEGERBLOM**

Good morning.

#### **LEBENE OHENE**

Good morning, Commissioners. Lebene Ohene, 520 South 4th Street representing the applicant. To orient you to the site, the parcel is embedded between the TI (Treasure Island) Hotel and the Hard Rock Hotel. Access to the site is from Sammy Davis [Jr.] Drive through Vegas Plaza Drive to the south. Spring Mountain Road is located to the north and Las Vegas Boulevard is about a quarter mile to the east.

The first application, which is the vacation of easements to allow for detached sidewalks surrounding three sites of the site is the first item, which is Item 6. Staff has recommended approval of the vacation, so has Town Board. And we would appreciate your approval of the vacation to support the primary application.

Item 7, the primary application is the request for a place of worship, a synagogue, and banquet facility. Those are the two special use permits, and there are a number of waivers to reduce loading, to reduce capable EV spaces. The required EV spaces are provided, the installed ones are provided. Additionally, some waivers of standards for Public Works, modifications of standards, and a reduction in of the width of Pershing Avenue. The application for the hotel is for 486 hotel rooms. Height has been approved by the FAA (Federal Aviation Administration). Both staff from Public Works and Planning have recommended approval of the entire application. Town Board on two occasions, has also recommended approval of the application. With that, we would answer any questions you may have on the application, and graciously will appreciate your approval of the application as read into the record by Ms. Real and as presented. Thank you.

**TICK SEGERBLOM**

Thank you. This is a public hearing, anyone here wishing to speak on this item? I will say in the record, we have a detailed letter from the attorney for Treasure Island.

**RABBI SHEA HARLIG**

Hello, good morning. My name is Rabbi Shea Harlig. I'm with Chabad of Southern Nevada. I'm a local. I've been here 34 years as a rabbi in the community. We have 10 synagogues and centers around town, Las Vegas. The one area there's no synagogue close is at the Las Vegas Strip. There is Orthodox Judaism or the Torah observance, we don't drive on the Sabbath, we walk. So, the closest synagogue right now is my synagogue by Charleston and like Arville, Valley View, it's about an hour and a half walk from this area. The numbers of people who do that walk, especially when it gets to the summer, it gets very hard to do that walk.

I think putting in a place close to the Strip where you could have — on the Strip where you could have a synagogue as well as kosher food. Right now, there are a number of kosher restaurants around town, but there's nothing close to the Strip. I think it will be an added plus to this community. I get calls all the time from people coming to town, "Is it possible, where could we observe a Sabbath? We don't want to have to walk far, we don't want to have to drive." I think this is only going to be a great plus to the community, and I hope you approve this project. Thank you.

**TICK SEGERBLOM**

Are any other synagogues 50 stories high?

**RABBI SHEA HARLIG**

You know? This will be the first 50-story high building for a synagogue.

**TICK SEGERBLOM**

Thank you. Seeing no one else, we'll close the public hearing. And see if anyone has any comments? Do you want to make a comment? I'm going to make a motion, but if you want to make a comment?

**MICHAEL NAFT**

No, I guess I just want to thank Commissioner Segerblom for your thoughtfulness on this matter. I know you've thought about it carefully, you've given everybody a difficult time on it, fairly. And just commend you for working so closely with everybody involved to — I think to come to a positive conclusion. I know these guys are going to make you proud to be the Commissioner over this area but just appreciate your thoughtfulness on it. And — you know personally, I am looking forward to supporting this agenda item.

## **MOTION**

### **TICK SEGERBLOM**

All right, well I'm going to make a motion to approve. The first is Item 6 and then Item 7 with the waivers that were approved by the Town Board. I will say this is going to be a very difficult project to build, so good luck on that. But if we can do it, it's going to revolutionize the Strip. And hopefully, you can work closely with your neighbors. And good luck. So, I make a motion to approve.

## **VOTE**

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

**VOTING NAY:** None

**ABSENT:** Jim Gibson

**ABSTAIN:** None

### **TICK SEGERBLOM**

Thank you so much. That motion passes. Both of those motions passed.

### **LEBENE OHENE**

Thank you, Commissioners. Thank you, Commissioner Segerblom.

#### **7. UC-23-0801-RK VEGAS CIRCLE, LLC:**

AMENDED HOLDOVER USE PERMITS for the following: 1) place of worship; 2) on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking (no longer needed); 3) allow outside dining and drinking in conjunction with a tavern (no longer needed); 4) alcohol sales (beer and wine - packaged only) (no longer needed); 5) alcohol sales (liquor - packaged only) (no longer needed); 6) restaurants with outside dining and drinking (no longer needed); 7) day spa (no longer needed); 8) banquet facility with outside uses; 9) retail sales and service (no longer needed); and 10) convention facilities/exposition halls (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height (no longer needed); 2) permit encroachment into airspace (no longer needed); 3) reduced setbacks (no longer needed); 4) reduced parking (no longer needed); 5) reduced loading spaces; 6) allow alternative street landscaping (no longer needed); 7) reduce EV capable parking spaces (previously not notified) 8) allow modified street standards; 9) allow modified driveway design standards; 10) allow non-standard improvements within the right-of-way (no longer needed); and 11) reduce right-of-way width (previously not notified).

DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) shopping center including the following: day spa, retail sales and services, and restaurants; 4) on-premises consumption of alcohol (service bars, supper clubs, and tavern) (no longer needed); 5) convention facilities/exposition halls (no longer needed); 6) parking garage with subterranean levels; and 7) outdoor deck with pool area on 0.6 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action)

**ACTION: APPROVED (COMPANION ITEM 6).**

## CONDITIONS OF APPROVAL –

### Comprehensive Planning

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

### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Install "No parking" signs on all public streets adjacent to the site.
- Applicant is advised that off-site improvement permits may be required.

### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0436-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

8. VS-25-0363-CP LV PROPERTY OWNER, LC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Frank Sinatra Drive, and between Twain Avenue (alignment) and Flamingo Road within Paradise (description on file). TS/md/kh (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Las Vegas Boulevard improvement project;
- 90 days to record said separate document for the Las Vegas Boulevard improvement project;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Pedestrian Bridge Rehabilitation improvement project;
- 90 days to record said separate document for the Pedestrian Bridge Rehabilitation improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

9. SDR-25-0362-CP LV PROPERTY OWNER, LLC:

SIGN DESIGN REVIEW for modifications to a previously approved comprehensive sign plan in conjunction with an existing resort hotel (Caesars Palace) on 80.13 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/md/kh (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

#### Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Las Vegas Boulevard improvement project;
- 90 days to record said separate document for the Las Vegas Boulevard improvement project;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Pedestrian Bridge Rehabilitation improvement project;
- 90 days to record said separate document for the Pedestrian Bridge Rehabilitation improvement project.
- Applicant is advised that signs are not permitted within the right-of-way.

#### Department of Aviation

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

#### 10. VS-25-0373-DIAMOND MOHAWK CCA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Mohawk Street and Edmond Street (alignment), and between Patrick Lane and Sobb Avenue (alignment); and a portion of right-of-way being Mohawk Street located between Post Road (alignment) and Sobb Avenue (alignment) within Spring Valley (description on file). MN/lm/kh (For possible action)

**ACTION: APPROVED.**

#### CONDITIONS OF APPROVAL –

##### Comprehensive Planning

- Expunge VS-23-0615;
- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may

warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

- 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.

11. DR-25-0372-DIAMOND MOHAWK CCA, LLC:

DESIGN REVIEW for a proposed vehicle rental and sales facility on 4.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and north of Post Road within Spring Valley. MN/bb/kh (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Expunge the design review portion of ZC-23-0614;
- Hours of operation limited to 6:00 a.m to 10:00 p.m.;
- 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.

#### 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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

#### Fire Prevention Bureau

- Applicant is advised 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0198-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### 12. WS-25-0371-WILLIAM LYON HOMES, INC.:

WAIVER OF DEVELOPMENT STANDARDS to increase driveway width.

DESIGN REVIEW for modifications to a previously approved single-family detached residential subdivision on 14.3 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Owens Avenue and west of Los Feliz Street within Sunrise Manor. MK/bb/kh (For possible action)

**ACTION: APPROVED.**

#### CONDITIONS OF APPROVAL –

##### Comprehensive Planning

- Applicant is advised that WS-21-0348 and TM-21-500109 will expire on August 18, 2025 unless a final map is recorded or the waiver of development standards is extended with approval of an

extension of time; 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

- Full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius on the southeast portion of the site;
- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection, and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection, and Outfall project.

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 #0243-20251 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

HOLDOVER ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the north side of Maule Avenue, 860 feet east of Spencer Street within Paradise (description on file). JG/mc (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 20, 2025, PER THE APPLICANT).**

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

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

**ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 20, 2025, PER THE APPLICANT).**

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

HOLDOVER DESIGN REVIEW to expand a transportation service facility on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 1,200 feet west of Eastern Avenue within Paradise. JG/rg/cv (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 20, 2025, PER THE APPLICANT).**

16. ZC-25-0354-TANDELA, JULINDA:

ZONE CHANGE to reclassify 0.76 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of McLeod Drive and south of Oquendo Road within Paradise (description on file). JG/rk/kh (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Public Works - Development Review

- Right-of-way dedication to include 10 feet for McLeod Drive.

17. PA-25-700018-JAB HOLDING, LLC:

RECONSIDERATION OF A PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 0.46 acres. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor. MK/gc (For possible action)

**ACTION: ADOPTED (RESOLUTION R-7-2-25-1).**

18. ZC-25-0221-JAB HOLDING, LLC:

RECONSIDERATION OF A ZONE CHANGE to reclassify 0.46 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor (description on file). MK/gc (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

19. VS-25-0222-JAB HOLDING, LLC:

RECONSIDERATION OF A VACATE AND ABANDON a portion of a right-of-way being Lake Mead Boulevard located between Christy Lane and Linn Lane within Sunrise Manor (description on file). MK/md/kh (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

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

Public Works - Development Review

- 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.

20. WS-25-0223-JAB HOLDING, LLC:

RECONSIDERATION OF A WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.

DESIGN REVIEW for a proposed retail building on a portion of 0.92 acres in a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 125 feet east of Christy Lane within Sunrise Manor. MK/md/kh (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2025 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

21. ORD-25-900232: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Desert Inn Square, LLC for a single-family residential development on 5.17 acres, generally located north of Warm Springs Road and west of Meyers Street within Spring Valley. MN/dw (For possible action)

**ACTION: ADOPTED (ORDINANCE 5268; EFFECTIVE 07/17/2025).**

22. ORD-25-900389: 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 March 19, 2025. (For possible action)

**ACTION: ADOPTED (ORDINANCE 5269; EFFECTIVE 07/17/2025).**

## SEC. 5. NON-ROUTINE ACTION ITEMS 23 THROUGH 44

23. UC-24-0747-BENSON FAMILY TRUST & BENSON, DENNIS W. & PAMELA J. TRS:  
HOLDOVER AMENDED USE PERMIT for outdoor storage and display.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; 2) eliminate street landscaping; 3) increase fence height (previously not notified); 4) reduce access gate setbacks (previously not notified); 5) waive full off-site improvements; and 6) alternative driveway geometrics.  
DESIGN REVIEW for a proposed outdoor storage and display area on a portion of 0.66 acres in a CG (Commercial General) Zone. Generally located south of Hobson Street and west of US 95 South within Searchlight. MN/dd/kh (For possible action)

**ACTION: DENIED.**

### **SAMI REAL**

Next is Item 23, UC-24-0747. Holdover amended use permit for outdoor storage and display. Waivers of development standards for the following: eliminate parking; eliminate street landscaping; increase fence height (previously not notified); reduce access gate setbacks, previously not notified; waive full off-site improvements; and alternative driveway geometrics. Design review for a proposed outdoor storage and display area on a portion of 0.66 acres in a CG (Commercial General) Zone. Generally located south of Hobson Street and west of US 95 South within Searchlight.

### **TICK SEGERBLOM**

Is anyone here?

### **MICHAEL NAFT**

I don't think the applicant is here on it, but they notified me of that and I'm happy to handle it. The Town Board, just for this Board's reference, denied most of the significant portions of this application. I'm going to also move to deny Item 23, but just note that this app (application) — what's that?

### **ROBERT WARHOLA**

Oh, I'm sorry. Can we open up the public hearing real quick?

### **MICHAEL NAFT**

Oh, that'd be important, yeah.

**TICK SEGERBLOM**

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

**MOTION**

**MICHAEL NAFT**

Thank you. And the record would reflect that the Searchlight Town Advisory Board had significant conversation about these items. So, my motion is for denial, but I do want to thank the applicants for working with my office, trying to — I hope that they do other work in Searchlight because we need some positive development in that community. But for today, my motion is to deny the application.

**TICK SEGERBLOM**

Does that matter if it's with prejudice or without prejudice?

**MICHAEL NAFT**

Oh, without prejudice.

**TICK SEGERBLOM**

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

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** Jim Gibson

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes.

**24. UC-25-0219-AMIGO REALTY CORP:**

HOLDOVER USE PERMIT for vehicle maintenance and repair.

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

DESIGN REVIEW for an existing vehicle maintenance and repair facility on 0.96 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jud/cv (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Per plans presented on July 2, 2025;
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

#### Clark County Water Reclamation District (CCWRD)

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

#### **SAMI REAL:**

Next is Item 24, UC-25-0219. Holdover use permit for vehicle maintenance and repair. Waivers of development standards for the following: waive full off-site improvements; and alternative driveway geometrics. Design review for an existing vehicle maintenance and repair facility on 0.96 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor.

#### **TICK SEGERBLOM**

Good morning.

#### **EILEEN ENRIQUEZ**

Hi, good morning. Thank you for meeting with us today. My name is Eileen Enriquez, and accompanying me today is my father, Bulmaro Enriquez. We're here today and we want to thank Commissioner Segerblom for meeting with us on multiple occasions to discuss our project. We're especially grateful that you've allowed us to keep a lot of the existing conditions as possible. We really want to maintain the current set-up as it is an existing building, and it has an ongoing operational business at this time. We are only requesting a use permit. However, as requested, we will be updating the driveways, which are, I'll show this right now, but right here, which is the one right here. And then the next one is on Monroe. So Nellis right here and Monroe right there. And we're updating it to meet RTC's (Regional Transportation Commission of Southern Nevada) drawing 224, is this one right here, and we will ensure that it is ADA (Americans with Disabilities Act) accessibility at the sidewalk. Thank you for your time. Are there any questions?

#### **TICK SEGERBLOM**

First, there's a public hearing. Anyone here wishing to speak on this item?

#### **AL ROJAS**

So, I've driven by here and —

#### **TICK SEGERBLOM**

Can you tell us your name please?

**AL ROJAS**

My name is Al Rojas. I live at 2095 Homestake Mine Court. I've driven by this area, and I appreciate them investing in our community. I support this project. Thank you.

**MOTION**

**TICK SEGERBLOM**

Thank you. That'll close the public hearing. And since it's in my district, I want to thank you and your father for working so closely with us. And you've submitted new drawings, which I would make a motion to approve pursuant, subject to the new drawings. And Antonio has approved, if you can say that on the record.

**ANTONIO PAPAIZIAN**

Thank you, Commissioner. Can I just get clarification? Can we — as much as we don't like it per plan. I think this one is probably best, per plan.

**TICK SEGERBLOM**

Per plan. I'm sorry.

**ANTONIO PAPAIZIAN**

Because some of the waivers they don't need anymore, and what they're showing on the plan, we're okay with.

**TICK SEGERBLOM**

All right, so the motion will be approved, per plan.

**SAMI REAL**

Sorry, can I ask for further clarification? Do we have revised plans on file?

**ANTONIO PAPAIZIAN**

I don't believe we do. The plans could be submitted. Can we look at the plans that she has? It's hard to see just going off of what she had, just for a few moments.

**TICK SEGERBLOM**

Well anyway, we know what we agreed to and so thank you so much. But Antonio, will work with you to make sure. So anyway, my motion is to approve.

**ROBERT WARHOLA**

May I just say something real quick —

**MARILYN K. KIRKPATRICK**

May I ask a question though? I'm just curious on how the NOFA (Notice of Final Action) works, though, if we don't have any plans in place. Listen, the east side tends to get caught up in those little things and then they're frustrated with Clark County. So, is there at least an obligation to submit new plans by the end of the week? I'm sure you have them.

**SAMI REAL**

I guess the question is, were the plans that were just presented, are those the plans with the modified driveways?

**ANTONIO PAPAIZIAN**

That's why I asked if she could pull them back up. I only looked at it for a brief second.

**TICK SEGERBLOM**

Can we pull up the plans again?

**EILEEN ENRIQUEZ**

Yeah.

**ANTONIO PAPAIZIAN**

Can you flip it clockwise please? One more turn.

**EILEEN ENRIQUEZ**

Oh, okay.

**ANTONIO PAPAIZIAN**

There you go. Those are the plans I've seen and agreed to.

**TICK SEGERBLOM**

All right, so pursuant to the plans that are being shown right now.

**SAMI REAL**

If I can, can I ask the applicant to submit those to staff, and we can add them to the project file?

**TICK SEGERBLOM**

Can she add them right now?

**SAMI REAL**

Yes.

**TICK SEGERBLOM**

Okay. If you could, after we pass this motion, hand them to the staff.

**EILEEN ENRIQUEZ**

Okay, sure.

**TICK SEGERBLOM**

Jennifer will take those, thank you. All right. All right, there's a motion, cast your vote.

**EILEEN ENRIQUEZ**

Thank you very much.

**TICK SEGERBLOM**

Thank you so much.

## VOTE

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

### **TICK SEGERBLOM**

I'm sorry, the vote passed.

### **SAMI REAL**

My apologies, I missed it.

#### 25. UC-25-0254-GONZALEZ, MARCELINO:

HOLDOVER USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) allow a wall within the front setback; 3) alternative driveway geometrics; and 4) waive full off-site improvements.

DESIGN REVIEW for a parking lot with outdoor storage and display on 1.39 acres in an IP (Industrial Park) Zone. Generally located on the south side of Glen Avenue and the west side of McLaurine Avenue within Sunrise Manor. TS/sd/cv (For possible action)

**ACTION: APPROVED.**

### **CONDITIONS OF APPROVAL –**

#### Comprehensive Planning

- Expunge the design review for ZC-0985-06;
- The repair, restoration, or storage of commercial vehicles or automobiles not owned by the property owner, closely held corporation of the property owner of the subject property, or employees of the business is prohibited with proof of ownership of vehicles being made available upon request;
- Must comply with air quality standards;
- Add a chain-link fence internal to the property to divide the paved and unpaved areas;
- Waiver of conditions is required prior to use of storage in the area not currently permitted;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- 5 year review of off-site improvements;
- Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including but not limited to, paving, curb, gutter, streetlights, and fire hydrants;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Remove all parking in the right-of-way on Glen Avenue.

#### Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

#### **SAMI REAL**

Next is Item 25, UC-25-0254. Holdover use permit for outdoor storage and display. Waivers of development standards for the following: eliminate parking lot landscaping; allow a wall within the front setback; alternative driveway geometrics; and waive full off-site improvements. Design review for a parking lot with outdoor storage and display on 1.39 acres in an IP (Industrial Park) Zone. Generally located on the south side of Glen Avenue on the west side of McLaurine Avenue within Sunrise.

#### **TICK SEGERBLOM**

Good morning.

#### **DAVE TURNER**

Good morning, Chairman, Commissioners. Dave Turner, 1210 Hinson Street, representing the applicant. What we're asking for here today is a use permit for outside storage at the southwest corner of Glen and McLaurine. In conjunction with that, we were asking for a waiver of off-site improvements. We will be putting in the landscape. Commissioner Segerblom, I appreciate you and your staff working with my client, and we agree to all, if approved conditions. Thank you.

#### **TICK SEGERBLOM**

All right, this is a public hearing. Anyone here wishing to speak on this item? Seeing no one, we'll close the public hearing and just make a couple of comments to Antonio. This is going to be my first SID (Special Improvement District), thanks to Commissioner Kirkpatrick. So, I'm going to follow her lead and put into the record that you agreed to do an SID, if that comes about in this area.

#### **DAVE TURNER**

Absolutely.

#### **TICK SEGERBLOM**

Anything else? This is my first one, so anything I should add?

#### **MARILYN K. KIRKPATRICK**

No, I mean if you're trying to improve older neighborhoods, this is the way to do it is to get it on the record and to make them commit because you got to get a bunch of people.

#### **TICK SEGERBLOM**

All right, I am going to put one condition on that the repair, restoration, or storage of commercial vehicles or automobiles not owned by a resident, closely held corporation of the resident, or subject property of employees of the business is prohibited. So, this will strictly be your client's business there.

**DAVE TURNER**

We agree to that.

**TICK SEGERBLOM**

Okay. You must comply with all air quality standards. Add a chain-link fence internal to the property to divide the paved and unpaved areas. You must apply for waiver of condition prior to using the storage in the area not currently permitted and agree to participate in a SID. That's what we just talked about.

**DAVE TURNER**

We agree to that as well. Thank you.

**ANTONIO PAPAIZIAN**

Thank you, Commissioner. It seems like they're agreeable to the SID, so if I could make it a hard condition, I would appreciate it. Applicant shall agree to participate in a SID for off-site improvements, including but not limited to paving, curb and gutter, streetlights, and fire hydrants. I would also like to add, just in case that the SID doesn't happen, that a 5-year review happen on the off-site improvements.

**DAVE TURNER**

We agree to that as well.

**TICK SEGERBLOM**

Okay, great. And we have another application coming in nearby with you, so you'll be the first, but there'll be another SID, so we're making progress.

**DAVE TURNER**

That's what I understand —

**TICK SEGERBLOM**

Thank you so much. All right, there's a vote, cast —

**MARILYN K. KIRKPATRICK**

It's not quite that simple, Commissioner, but okay.

**TICK SEGERBLOM**

All right, cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** Jim Gibson

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you so much and thank your client for working with us.

26. UC-25-0322-NEVADA PROPERTY WEST, LLC:

HOLDOVER USE PERMIT for outdoor storage and display.

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

DESIGN REVIEW for outdoor storage and display in conjunction with an existing warehouse on 1.84 acres in an IL (Industrial Light) Zone. Generally located on the south side of Olive Street, 220 feet east of Mojave Road within Sunrise Manor. TS/rg/cv (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Per revised plans on file;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- 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

- Gates to remain open during business hours;
- Provide a commercial driveway per Uniform Standard Drawing 224 or a or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA).

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**

Next is Item 26, UC-25-0322. Holdover use permit for outdoor storage and display. Waivers of development standards for the following: eliminate buffering and screening; modify residential adjacency standards; and allow alternative driveway geometrics. Design review for outdoor storage and display in conjunction with an existing warehouse on 1.84 acres in an IL (Industrial Light) Zone. Generally located on the south side of Olive Street, 220 feet east of Mojave Road within Sunrise Manor.

**TICK SEGERBLOM**

Good morning.

**LUCY STEWART**

Good morning. Lucy Stewart, 1930 Village Center Circle, representing Power Plus. And Power Plus is a organization that provides temporary power like for construction sites or if there's emergency services needed, they actually go out and provide generators. So, they've been on this site, in this property, for 28 years. And when they renewed their business license it was discovered that they actually never had

approval for the outside storage. And so, as a result we had to come in with a use permit, and unfortunately this building was built under Title 29, and two zoning ordinances have been adopted since then. So, it's really impossible for us to actually comply with the new code because we comply with the old code. But there is a benefit to this, because the outside storage was not paved. And as you know we're a PM-10 valley, so everything has to be paved. So as a result of this, they're going to actually pave the outside storage.

To the west of us is a post office, but it's zoned residential. To the east of us is a mobile home park. And in the justification letter, we actually have a letter from the mobile home park property manager that says, they love having us as a neighbor and they're very happy and they support fully what we're asking for. But with all that being said, there's still some issues because of the design, and we really appreciate being able to meet with your Public Works staff last week and we've come up with some revisions.

And so, one of the things that we've done and we've turned in the plans yesterday, was previously, we were one way coming in the western driveway and heading out the eastern driveway. Because we have an 80-foot right-of-way in front of our property, but to the east of us they only have a 60-foot right-of-way. So, some of the mobile homes would be what— if the road continued east, we would have to run into mobile homes. So, this driveway sort of blocks and because we can't meet the throat depth, we changed and reversed it and made this the entrance. So as a result of that, cars come in this way, circle around and exit. So, we've also agreed we'd remove the call box on this side. Because again, as Public Works indicated, people don't understand that it's not an entrance. They see it and they come in and then they back out into the driveway.

Also, right now, the gates are closed during office hours. And one of the agreements that we put on, it's on the plans, it shows that we'll have the gates open during office hours. This is a site that's only employees, customers never come here. So, the employees come, they change, get a truck, get the equipment, and then go out to a site. And then also because of the ADA requirements, we appreciate staff's condition to agree to us instead of having to tear out our driveway, adding an additional concrete driveway behind the existing one to provide for access for handicap. So, with that I'm happy to answer any questions and we respectfully request your approval.

**TICK SEGERBLOM**

This is a public hearing. Anyone wishing to speak on this item?

**JEAN PARRETT**

Good morning, Commissioners. My name is Jean Parrett, P-A-R-R-E-T-T. I manage the mobile home park that is directly east of the property. I also manage another property that is on Mojave around the corner from Power Plus. I travel between the two properties at least twice a day. I have never been inconvenienced, stopped or detoured by vehicles going into Power Plus. Their trucks have gate codes and access very quickly. My bigger concern for the area is that there is one working streetlight on Olive, and the property occupants on the north side of the street run junk yards and many times have trucks, debris, junk, furniture, and trash overflowing into the street. For the last four or five months, an RV (Recreational Vehicle) has relocated itself at least three times around the block of Olive, Mojave, Cedar, and Palm. I beg that we need to address these items before we ask a taxpaying, good neighbor business who maintains their property well to make unnecessary changes to their access gates. Thank you.

**TICK SEGERBLOM**

Thank you. And just so you know, we're going to come visit you and we will walk the neighborhood and see those items you've talked about because that's one of the neighborhoods I'm trying to help on.

**JEAN PARRETT**

Thank you.

**TICK SEGERBLOM**

Thank you. All right, anyone else here wishing to speak on this item? Seeing no one, we'll close the public hearing. Only thing I'm concerned about is all that sidewalk dead-ends into a wall. So can we put in big letters, "Stop before you get to the wall."

**LUCY STEWART**

(Inaudible) I could put reflectors on there, I'm sure that'd probably be helpful.

**TICK SEGERBLOM**

All right, with those conditions read into the record. Anything you want to add?

**ANTONIO PAPAIZIAN**

Thank you, Commissioner, I would — if I can. It sounds like they're amenable to having their gates open during business hours. I'd like to make that a condition. The reason that that's important is because they will meet the standard and they will not have to move a block wall by leaving the gates open during business hours. So, we appreciate them working with us and by leaving the gates open during business hours, they won't have to reconstruct anything.

**TICK SEGERBLOM**

Is that okay?

**LUCY STEWART**

We agree and I forgot to mention too that we do emergency — we open our office, our business hours 8 a.m. to 5 p.m. And we don't really have a lot of emergency calls over the course of a month and I think the average is three to four so it's not like there's a lot of traffic coming in once the gates are closed. But we really appreciate staff working with us.

### **MOTION**

**TICK SEGERBLOM**

All right, and I would make a motion to approve Item 26, per revised plans as described.

### **VOTE**

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

**VOTING NAY:** None

**ABSENT:** Jim Gibson

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you and your client for working with us.

**LUCY STEWART**

Thank you.

27. UC-25-0374-SHIPKEY AH & BA JAN 12 1989 TR & HERRICK HAL TRS:

USE PERMITS for the following: 1) recreational and entertainment facility; 2) outdoor dining, drinking, and cooking; 3) live entertainment; and 4) mobile food vendor.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; 2) eliminate short-term bicycle spaces; 3) eliminate street landscaping; 4) waive lighting standards; 5) waive noise standards; and 6) waive full off-site improvements.

DESIGN REVIEW for a recreational and entertainment facility (amphitheater) with ancillary and accessory structures on a 6.20 acre portion of 19.99 acres in a CG (Commercial General) Zone. Generally located north of Bruce Woodbury Drive and east of Thomas Edison Drive within Laughlin. MN/md/kh (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for trees waived along the portion of Bruce Woodbury Drive as shown on the exhibit presented on July 2, 2025.
- 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; approval of this application does not constitute or imply approval of a liquor or gaming license or 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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**SAMI REAL**

Next is Item 27, UC-25-0374. Use permits for the following: recreational and entertainment facility; outdoor dining, drinking and cooking; live entertainment; and mobile food vendor. Waivers of development standards for the following: eliminate parking; eliminate short-term bicycle spaces; eliminate streets landscaping; waive lighting standards; waive noise standards; and waive full-off site improvements. And a design review for a recreational and entertainment facility (amphitheater) with ancillary and accessory structures on a 6.20 acre portion of 19.99 acres in a CG (Commercial General) Zone. Generally located north of Woodbury Drive and east of Thomas Edison Drive within Laughlin.

**TICK SEGERBLOM**

Good morning.

**LIZ OLSON**

Good morning, Commissioners. Liz Olson, 1980 Festival Plaza Drive, here on behalf of the applicant, Golden Entertainment. This application is for the Laughlin Event Center. As you are aware, we are located along Thomas Edison and Bruce Woodbury. The overall parcel is 20 acres, the leased portion for the

event center is just over six acres. The event center was approved back in 2013. Unfortunately, there was a condition for review that was never submitted for and that was recently discovered. So, Golden Entertainment now is before you requesting to reinstate all of the entitlements. All of our waivers that we are requesting were previously approved. The event center has been operating for the last 13 years under those prior approvals. Unfortunately, they just were expired. So, we are respectfully requesting to re-entitle the property as it is today. Appreciate staff and Town Board's recommendation of approval on this. They're a great staple to the Laughlin community.

Just a quick exhibit here. Forgive my lack of design and artistic detail here, but just to show you exactly what our portion of the parcel is leased. So, the six acres is highlighted. Again, this isn't exactly to scale, but along Thomas Edison here is the existing dispensary and cannabis operations. The portion of our property that is leased along Bruce Woodbury is here, which is estimated to be about 536 feet. I show you this exhibit because it relates to the tree fee-in-lieu waiver, or excuse me, condition that's on the application. So, we just wanted to point out that we will be submitting that fee for this portion of the site. So, happy to answer any questions and appreciate the time.

**TICK SEGERBLOM**

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

**MOTION**

**MICHAEL NAFT**

Thank you, Mr. Chairman. I move for approval of the item with the condition stated for the record by the applicant for the additional tree in lieu fee, Item 27.

**TICK SEGERBLOM**

There's a motion. Cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** Jim Gibson

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes.

**LIZ OLSON**

Thank you.

**TICK SEGERBLOM**

Thank you.

28. VS-25-0383-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Arby Avenue (alignment), and between La Cienega Street and Placid Street; a portion of right-of-way being La Cienega Street located between Warm Springs Road and Arby Avenue (alignment); and a portion of right-of-way being Warm Springs Road located between La Cienega Street and Placid Street within Enterprise (description on file). MN/mh/kh (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO JULY 16, 2025, PER THE APPLICANT).**

29. UC-25-0382-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:

USE PERMIT for a gas station.

WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance.

DESIGN REVIEW for a commercial development consisting of a gas station and retail store with a restaurant on 2.0 acres in a CG (Commercial General) Zone. Generally located north of Warm Springs Road and east of La Cienega Street within Enterprise. MN/mh/kh (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO JULY 16, 2025, PER THE APPLICANT).**

30. WS-25-0301-MOLINA, BRENDA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce separation; 3) increase hardscape area; 4) reduce driveway distance; 5) reduce light pole distance; and 6) increase driveway width in conjunction with an existing single-family residence on 0.21 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Calle De Reynaldo and west of Avenida Del Sol within Paradise. JG/nai/kh (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO JULY 16, 2025, PER COMMISSIONER GIBSON).**

31. WS-25-0307-ADAMS E & V TRUST & ADAMS ELWYN & VERLA TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study on 28.12 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Wells Avenue and west of Moapa Valley Boulevard within Moapa Valley. MK/bb/kh (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Wells Avenue, 50 feet for Winsor Avenue, and spandrels at the northeast corner and southeast corner of the site.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Southern Nevada Health District (SNHD) – Engineering

- Applicant is advised that there is an active septic permit on APN 041-22-101-004; and to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto: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 there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

**SAMI REAL**

Next is Item 31, WS-25-0307. Waivers of development standards for the following: waive full off-site improvements; and eliminate the drainage study on 28.12 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Wells Avenue in west of Moapa Valley Boulevard within Moapa Valley.

**JIM YANCEY**

Jim Yancey, 2844 East Viking, Las Vegas —

**TICK SEGERBLOM**

Can you hold it closer to your mouth please?

**JIM YANCEY**

89121, representing the applicant. Just a short quick history, this particular 30 acres, there's a parcel line that surrounds this house here. What they want to do is basically remove that one and put it here, divide this parcel up equally, mostly just for inheritance reasons. When they pass, they want to give it to their children in an equal portion. So, that parcel map is going through, but two of the conditions were building complete of full off-sites. This is a rural area, there's no off-sites built there whatsoever other than some maybe paved or dirt roads. I have photos to show that. So, where we're requesting to waive the full off-site requirement.

Also, I understand the normal reason for providing a technical drainage study for parcel maps. In this particular case, this has been an alfalfa field for 70 years is what I'm told. And it will continue to be alfalfa farmland. And to do a drainage study at this point where it's already leveled and irrigated and they don't plan to sell it, they plan to continue to use it as alfalfa and create their revenue from it. So, in this particular instance, I actually agree that maybe a technical drainage study shouldn't be required, and one can be conditioned if they eventually do sell a parcel to be developed, which would be typical anyway. So, also requesting to not do the technical drainage study for this.

**TICK SEGERBLOM**

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

## **MOTION**

### **MARILYN K. KIRKPATRICK**

Thank you, Mr. Chairman, and we didn't meet with you, so we watched the emails go back and forth with Public Works. But I understand both of your things, but I do want to make sure for the future that people understand, no one ever thought the dairy would sell, and you should see the drama that I'm living with because of that, right? Things do change out there. So, I'm okay with not requiring the drainage study until such time that it is developed, because I think at that time we'll want to — whoever's here, it won't be me because you say it won't be the next three to four years, but then at least they can make sure that their homes are not going to flood. Because if it's an alfalfa field, it for sure is going to flood at some point because that's why they irrigate that way. So, we'll give you the drainage study if future development happens.

For two, the other thing is, I just want to be clear because I'm pretty consistent on this. We get browbeat from that community out there about paved roads. And we get browbeat about why the road isn't paved. So, crazy enough we say, "Okay, we'll waive it, but you got to sign this restrictive covenant." And then, no one wants to sign the restrictive covenant and then we end up building in the right-of-way. So, we just would prefer the condition to — you'll have to sign the restrictive covenant, otherwise we would not be in favor of waiving the off-sites. Because today, the road doesn't want to be paved. We try not to pave roads, but now everybody wants a road. If you know anything about what I've been dealing with Liston Road, everybody wants it paved. Everybody wants curb, gutter, and sidewalks, and so we just try to be consistent. So, I hope that you understand that and in the future if it is developed, then everybody will know the rules going forward, and it's easy for staff that way.

So, I would make a motion to approve the application with waiving the full off-sites as long as a restrictive covenant is signed. And I would like that signed. Antonio, what's a short time that it can be signed? Because what happens is people wait and then they don't finish it.

### **ANTONIO PAPAIZIAN**

Commissioner, for them to be able to move forward with their map, it will have to be executed prior to the execution of the map.

### **MARILYN K. KIRKPATRICK**

So, how close are you with your map?

### **ANTONIO PAPAIZIAN**

They probably don't even have a submittal yet. This will allow them to submit the map.

### **MARILYN K. KIRKPATRICK**

Okay. All right, so I'll just put it on our tickler file to make sure it's moving forward, because we've done three of these, crazy enough, in the last year, and the restrictive covenant nobody wants to sign. So, I just want to say the rules. Two, we will modify the condition to say, "that the applicant will agree to a drainage study if any future development is on the site." Is that fair? Okay, that's my motion.

### **TICK SEGERBLOM**

There's a motion. Cast your vote.

## VOTE

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

**VOTING NAY:** None

**ABSENT:** Jim Gibson

**ABSTAIN:** None

### **TICK SEGERBLOM**

That motion passes you. Thank you.

#### 32. ZC-25-0350-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise (description on file). JJ/rk (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 6, 2025, PER THE APPLICANT).**

#### 33. VS-25-0352-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Lailah Skye Avenue, and between Arville Street and Hinson Street (alignment) within Enterprise (description on file). JJ/lm/kh (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 6, 2025, PER THE APPLICANT).**

#### 34. WS-25-0351-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce back of curb radius.

DESIGN REVIEW for a single-family detached residential development on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/bb/kh (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 6, 2025, PER THE APPLICANT).**

#### 35. TM-25-500086-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

TENTATIVE MAP consisting of 6 single-family residential lots on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/lm/kh (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO AUGUST 6, 2025, PER THE APPLICANT).**

*(Companion Items 36 and 37)*

#### 36. ZC-25-0375-SOLOMON PLEDGER & MICHELLE FAMILY TRUST & SOLOMON PLEDGER & MICHELE TRS:

ZONE CHANGE to reclassify 3.92 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street within Moapa Valley (description on file). MK/gc (For possible action)

**ACTION: APPROVED (COMPANION ITEM 37).**

**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 Clark County Department of Aviation (CCDOA);
- 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;
- Utilize non-wildlife attractant landscaping plants and vegetation in compliance with FAA AC 150/5200-33C and the associated documents therein. Contact CCDOA at 702-261-5024 with questions regarding compatible plants and vegetation;
- All outside dumpsters and trash cans must remain closed with a properly fitting lid to prevent debris from the receptacles from blowing onto the airfield east of Airport Rd. and to prevent the attraction of hazardous wildlife.
- 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.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised that there is an active septic permit on APN 070-12-501-004; and to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto: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.

**SAMI REAL**

Next are companion Items 36 and 37.

- Item 36, ZC-25-0375. Zone change to reclassify 3.92 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the southwest corner of Cottonwood Avenue (alignment) and Copper Street within Moapa Valley.
- Item 37, UC-25-0376. Use permit for outdoor storage. Waivers of development standards for the following: allow modified residential adjacency standards; increase maximum parking; and waive full off-site improvements. Design review for a mini-warehouse facility with outdoor storage on 3.92 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street within Moapa Valley.

**TICK SEGERBLOM**

Good morning.

**GEORGE ROGERS**

Mr. Chairman. George Rogers, architect, 6325 South Jones, representing the applicant. Who's with us in the audience if we have any questions appropriate for him. This is a mini storage project. And if I might tell you exactly where it's located in Logandale, there's an existing mini storage right to the south and there's the existing Clark County Airport just to the east. The mini storage is in two phases. There's some covered outside storage and some uncovered outside storage. We've provided buffers, we've left the fence around the project, an open-style fence for security purposes so that you can see in at night. There are no streetlights in this rural community, and we thought that that was really a better thing. There's not a manager that lives on-site, it's electronically managed, and that's probably it.

Other than that, the mini storage is very similar to other mini storages you've seen and especially the one to the south. We've met with Commissioner Kirkpatrick and discussed it, and we've asked for an off-site waiver. We understand the issue of off-site waivers and we're willing to sign a restrictive covenant in lieu of the off-site waivers. But I think it's a compatible project, especially since there's a mini storage next door. I'm available to answer any more specific questions if you have any.

**TICK SEGERBLOM**

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

**JUSTA SCHRAFT**

My name is Justa Schraft. S-C-H-R-A-F-T. I live right on the, oh gosh, the west side of this property. I went to the town hall meeting and they approved it, but they approved it with stipulations that I'm not very happy about that they approved it. I thought that they would do these stipulations before. With the way the county has already — what it has already done to my property is crazy. All of the floodwater goes right directly at my house. I have asked that a flood study be done for this unit, and right now it's all going to drain right onto the front of my property. I'm not okay with that. I'm not okay with all of the water hitting my property.

The county should have taken all the floodwater down the easement into the river and they didn't do that. Right now, it's coming directly at my house. And if you do any flood work that they're going to do, it's going to just probably go into where the airport is and that's going to go straight into my house. I don't think this should be approved without having that flood study done first. I'm not okay with any of this that has been done. I have lived there for 16 years and what has happened in the last few years is crazy, that the airport was able to do what they did.

**TICK SEGERBLOM**

All right, thank you so much. Anyone else wishing to speak? Seeing no one, we'll close the public hearing, turn it over to Commissioner Kirkpatrick.

**MARILYN K. KIRKPATRICK**

Thank you, Mr. Chairman. And I'm happy to talk to the residents with Public Works on the airport piece, and we did tons of public meetings out there when that came through. So, I'm happy to have a sidebar with you if you want to leave your number or wait till after the meeting, I'll have Mr. Covington come down as well. So, we'll connect you with Public Works.

You will be required to do a drainage study. That's a standard that we require. I don't waive them, never have waived them for anybody. You heard that in the last application. So, we would want a five-year

review on the off-sites, just to come back to make sure that any other development hasn't happened out there, because we don't want to create a hodgepodge situation either. So, there are a lot of things. So, we'll defer the off-sites as we discussed, for a five-year review to come back and see what other things we may need at that time.

Secondly, we want the height of the fence to stay, per code. So, we're not trying to have a — I mean there's still residents out there. It's still people that travel from the airport. So, we don't want — but I will be the first person to code violate you if it becomes a junkyard in that storage, because that's what happens. I have three storage units myself, and when you have RVs, the tires go flat, people don't cover them, and it just becomes a junkyard. So, we don't want that, the residents don't want that.

**GEORGE ROGERS**

I understand and I made the owner understand that, and he agrees to police the vehicles or boats or RVs that are stored.

**MARILYN K. KIRKPATRICK**

Okay. Because otherwise, we'll make you come back and put a block wall like everybody else, so. All right, Anything else? Any clarification that you needed, Sami? Felt like there was something we needed to clarify on this? No. Okay, then we'll —

**SAMI REAL**

Based on what I heard, I think that the only condition that we're adding is the five-year review of the off-sites. Otherwise, it sounds like you're fine with the fence and wall proposal.

**MARILYN K. KIRKPATRICK**

We are fine with it because it's a lifestyle out there, but at the same time our office will be the first to code-violate them if it becomes an outdoor storage junkyard.

**SAMI REAL**

Understood.

**MOTION**

**MARILYN K. KIRKPATRICK**

Okay. So that would be our motion for approval.

**TICK SEGERBLOM**

That's the motion, cast your vote. And for the resident, make sure you stick around and talk to Commissioner Kirkpatrick.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** Jim Gibson

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you.

**GEORGE ROGERS**

Thank you.

37. UC-25-0376-SOLOMON PLEDGER & MICHELLE FAMILY TRUST & SOLOMON PLEDGER & MICHELE TRS:

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified residential adjacency standards; 2) increase maximum parking; and 3) waive full off-site improvements.

DESIGN REVIEW for a mini-warehouse facility with outdoor storage on 3.92 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street within Moapa Valley. MK/lm/kh (For possible action)

**ACTION: APPROVED (COMPANION ITEM 36).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance for each phase of development.
- Applicant is advised to coordinate with staff phased landscape inspections; 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

- 5 year review of off-site improvements;
- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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 Clark County Department of Aviation (CCDOA);
- 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;

- Utilize non-wildlife attractant landscaping plants and vegetation in compliance with FAA AC 150/5200-33C and the associated documents therein. Contact CCDOA at 702-261-5024 with questions regarding compatible plants and vegetation;
- All outside dumpsters and trash cans must remain closed with a properly fitting lid to prevent debris from the receptacles from blowing onto the airfield east of Airport Rd. and to prevent the attraction of hazardous wildlife.
- 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 to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

#### Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 070-12-501-004; and to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto: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.

*(Companion Items 38 and 39)*

#### 38. ZC-25-0377-SIERRA READY MIX, LLC:

ZONE CHANGE to reclassify 8.16 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Sloan Road within the South County Planning Area (description on file). JJ/mc (For possible action)

**ACTION: APPROVED (COMPANION ITEM 39).**

#### CONDITIONS OF APPROVAL –

##### Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

##### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0199-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### SAMI REAL

Next are companion Items 38 and 39.

- Item 38, ZC-25-0377. Zone change to reclassify 8.16 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Sloan Road within the South County Planning Area.

- Item 39, UC-25-0378. Use permit for a batch plant. Waivers of development standards for the following: increase structure height; increase fence height; reduce access gate setback; increase maximum parking; eliminate pedestrian walkways; eliminate buffering and screening; modify residential adjacency standards; waive full off-site improvements; eliminate spandrel dedication; and reduce throat depth. Design review for a batch plant and associated accessory buildings on 8.16 acres in an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and North of Sloan Road within the South County Planning Area.

**TICK SEGERBLOM**

Good morning.

**GEORGE ROGERS**

Good morning, Mr. Chairman. George Rogers, architect, 6325 South Jones, representing the applicant. So, this is an existing concrete batch plant and it's been out in Sloan, I think, since about 2005. And there was a review that was required of the original design reviews and use permits. And unfortunately, the applicant failed to file for the review. It's been operating. It stopped operating briefly during the pandemic, but it's operating again. And actually, all of the requests for waivers is really just to maintain the batch plant the way that it's been operated all this time. Unfortunately, with the ordinance change, all of these issues were required in order just to leave it the way that it is.

It's got a fabulous fence around the property. It's separate from the residential community by quite a distance and it doesn't affect it. It's also on the outskirts of Sloan, if there's such a thing. Sloan is on the outskirts of Las Vegas, but this is really at the edge of Sloan. And so, traffic doesn't drive by it very much at all. We've met with the Commissioner's office and we appreciate the conversation that we had, and we accept all of staff's recommendations. There is off-site requests and throat depth requests that were recommended for denial, but they're no different than they've been all along and the site's not any different. We respectfully request your approval of those as well.

**TICK SEGERBLOM**

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

**JUSTIN JONES**

Thank you, Mr. Chair, and thank you for the presentation. After speaking with Public Works, I know there were some continuing concerns with regards to the spandrel dedication. So Antonio, you want to chat about that for a minute?

**ANTONIO PAPAZIAN**

Thank you, Commissioner. It appears some of the road may be within that spandrel area. All we're asking for is the dedication that the spandrel in the northwest corner of the parcel and included with that, because we know this area is changing, we have a lot of off-sites to the south. A two-year review of the off-site improvements as well, please.

**JUSTIN JONES**

All right. Would that be acceptable?

**GEORGE ROGERS**

So, yes, with the understanding that we know that there's a BLM (Bureau of Land Management) access along there that was created by Nexus to a commercial project just to the east. As long as it's our property that we can dedicate, I don't think we have a problem with that.

## **MOTION**

### **JUSTIN JONES**

Understood. Very good. Then with that, I'll go ahead and move for approval of agenda Items 38 and 39 with a two-year review on the request to waive full off-site improvements and the — I'm going to call it withdrawal of the elimination of spandrel dedication. Withdrawal of the request for spandrel dedication.

### **TICK SEGERBLOM**

All right. There's a motion, cast your vote.

## **VOTE**

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

**VOTING NAY:** None

**ABSENT:** Jim Gibson

**ABSTAIN:** None

### **TICK SEGERBLOM**

That motion passes. Thank you.

### **GEORGE ROGERS**

Thank you.

#### **39. UC-25-0378-SIERRA READY MIX, LLC:**

USE PERMIT for a batch plant.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) increase fence height; 3) reduce access gate setback; 4) increase maximum parking; 5) eliminate pedestrian walkways; 6) eliminate buffering and screening; 7) modify residential adjacency standards; 8) waive full off-site improvements; 9) eliminate spandrel dedication; and 10) reduce throat depth.

DESIGN REVIEW for a batch plant and associated accessory buildings on 8.16 acres in an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Sloan Road within the South County Planning Area. JJ/mh/kh (For possible action)

**ACTION: APPROVED (COMPANION ITEM 38).**

### **CONDITIONS OF APPROVAL –**

#### **Comprehensive Planning**

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

#### Public Works - Development Review

- 2 year review of off-site improvements;
- Right-of-way dedication to include the spandrel at the northwest corner of the parcel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Sloan Road.

#### Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

#### Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto: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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0199-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #9 WAS WITHDRAWN.

*(Companion Items 40 and 41)*

#### 40. ZC-25-0380-FG INDEPENDENT HAULING, INC.:

ZONE CHANGE to reclassify 0.75 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located east of Nelson Street and south of Washburn Road within the Sunrise Manor Planning Area (description on file). MK/gc (For possible action)

**ACTION: APPROVED (COMPANION ITEM 41).**

#### SAMI REAL

Next are companion Items 40 and 41.

- Item 40, ZC-25-0380. Zone change to reclassify 0.75 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located east of Nelson Street and south of Washburn Road within the Sunrise Manor Planning Area.
- Item 41, WS-25-0381. Waivers of development standards for the following: non-decorative fence (chain-link); increase fence height; eliminate access gate setback; eliminate street landscaping; and waive full off-site improvements. Design review for outdoor storage yards on 0.75 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located east of Nelson Street and south of Washburn Road within the Sunrise Manor Planning Area.

#### TICK SEGERBLOM

Good morning.

**JOSE CARRILLO**

Good morning, Commissioners. Jose Carrillo, 3195 Brockington Drive, representing the applicant. We're wishing to do a zone change on these parcels here, so we could do a outdoor parking, storage facility, well not facility, but just storage for vehicles. We want to change from RS80 to IL to comply with standards and do what we need.

**TICK SEGERBLOM**

All right, that completes your presentation. This is a public hearing. Anyone here wishing to speak? All right, well you convinced Mr. Rojas, so you're in good shape. Turn it over to Commissioner Kirkpatrick.

**MARILYN K. KIRKPATRICK**

Thank you, Mr. Chairman. I'm trying to find my notes on this. This is why we're bringing the truck staging. We're trying to get everybody legal. This is kind of a piece that abuts all the property North Las Vegas has annexed, so that dig in there. And again, we have the problem. Right? So, we are trying to work with getting that whole area up to date, because they're currently operating illegally. So, we wanted to work with them on their stuff. And this is probably the one, Sami, I meant to ask if we were clear on a few things. But we're okay with waiving their off-sites for two years. So, we can get — we have a bunch of applications coming in at the same time. So, we think if we can put you all together, everybody can save some dollars. But you are aware that you're going to have to pull up all that paving that you have out there and do the drainage study and get all of that legal. Correct? Yes? I need you to say it on the record. Sorry.

**JOSE CARRILLO**

Yes.

**MARILYN K. KIRKPATRICK**

Okay. And then I don't, for some reason, so you'll remove and replace existing pavement and pull permits for paved access. Sorry, Will, I don't have it together. Chain-link fence. I understand a block wall would be very expensive at this point, and I'm somewhat not okay with the chain-link fence, but I'd be willing to let you, if you put slats in it, and then within five years that you put a block wall fence. I don't want a junkyard. But I want to get all you guys legal. I want you to work with staff on access to the gate setbacks to ensure that people can get in and out, because currently it's a very tight move and we don't want anyone to have any problems, and staff is okay with that condition that way? I know no one likes, this project is hard for us because you're in the wrong spot at the wrong time, and we're just trying to make it legal.

Also, on 4A and 4B, we want to provide alternative landscaping on Nelson and Searchlight. What we don't want is it just to not have anything. That's what, to give you a reference, that's what Betty and Cheyenne look like, and we want you to put something, so it looks like a business. It looks like it's supposed to. And those would be my conditions. Do I need to clear anything?

**JOSE CARRILLO**

No. So, okay. I think we're fine. I understand.

**MARILYN K. KIRKPATRICK**

Antonio?

**ANTONIO PAPAIZIAN**

Thank you, Commissioner. Just to clarify on my end, so we need to separate the off-sites. The illegal paving in the right-of-way needs to happen right away. The two years isn't for the illegal paving in the right-of-way. So, they need to get an engineer on board and submit to us as soon as possible for those off-site improvements. The rest of the off-site improvement, curb, gutter, sidewalk, streetlights, whatever it may be, will be within the next two years.

**MARILYN K. KIRKPATRICK**

Correct. So, do you understand what he said?

**JOSE CARRILLO**

Yes. So, we can start with the paving right-of-way, getting the engineers involved so they could —

**MARILYN K. KIRKPATRICK**

And here's what I would tell you. Staff is great to work for if you have all your stuff together. So, each time that you call them. But the one-off emails don't work so well with me or them, because there's 900 people. So, try to get all your stuff together and we'll help you get legal, but at the same time, you got to start tomorrow.

**JOSE CARRILLO**

Okay.

**ANTONIO PAPAIZIAN**

Also, Commissioner, we'd like to add the two-year review. So, we're going to give them two years to construct the off-sites adjacent to their parcel, and then we also want a two-year review to make sure those off-sites were installed.

**MARILYN K. KIRKPATRICK**

That way we can just keep track of it, so we don't lose track.

**JOSE CARRILLO**

Okay.

**MARILYN K. KIRKPATRICK**

Okay. I feel like that was a messy motion, but you got it, Sami and —

**TICK SEGERBLOM**

Welcome to my world.

**MOTION**

**MARILYN K. KIRKPATRICK**

I know, I'm just trying to help them get legal. All right. That is my motion.

**TICK SEGERBLOM**

All right. There's a motion, cast your vote.

## VOTE

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

### **TICK SEGERBLOM**

That motion passes.

### **JOSE CARRILLO**

Thank you.

#### 41. WS-25-0381-FG INDEPENDENT HAULING, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) non-decorative fence (chain-link); 2) increase fence height; 3) eliminate access gate setback; 4) eliminate street landscaping; and 5) waive full off-site improvements.

DESIGN REVIEW for outdoor storage yards on 0.75 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located east of Nelson Street and south of Washburn Road within the Sunrise Manor Planning Area. MK/md/kh (For possible action)

**ACTION: APPROVED (COMPANION ITEM 40).**

### **CONDITIONS OF APPROVAL –**

#### Comprehensive Planning

- Alternative street landscaping to be provided along Nelson Street and Searchlight Street;
- Access gates shall be set back from edge of rights-of-ways with the location of the access gates to be reviewed and approved through the administrative design review process;
- Chain-link fence with slats is permissible for 5 years, thereafter a block wall shall be constructed;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- 2 years to complete full off-site improvements;
- 2 years to review completion of full-off-site improvements;
- Off-site permit required for the removal and replacement of unpermitted improvements;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

## SEC. 6. APPEALS

### 42. WS-25-0192-3591 BOULDER HIGHWAY, LLC:

APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase fence height; 3) allow non-decorative fencing; and 4) reduce access gate setback.

DESIGN REVIEW for a vehicle sales facility on 0.6 acres in a CG (Commercial General) Zone. Generally located on the northeast side of Boulder Highway, 950 feet southeast of Glen Avenue within Sunrise Manor. TS/rp/cv (For possible action)

**ACTION: APPROVED - APPEAL GRANTED.**

### CONDITIONS OF APPROVAL –

#### Comprehensive Planning

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

#### Public Works - Development Review

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

#### Clark County Water Reclamation District (CCWRD)

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

### SAMI REAL

Next is Item 42, WS-25-0192. Appeal waivers of development standards for the following: eliminate street landscaping; increase fence height; allow non-decorative fencing; and reduce access gate setback. Design review for a vehicle sales facility on 0.6 acres in a CG (Commercial General) Zone. Generally located on the northeast side of Boulder Highway, 950 feet southeast of Glen Avenue within Sunrise Manor.

Commissioners, this application was approved by the Planning Commission, but waiver of development standards number 1 was denied, and the applicant has submitted an appeal in disagreement of the Planning Commission action.

**TICK SEGERBLOM**

Good morning. Is this the famous Dennis Rusk?

**DENNIS RUSK**

It is, Tick. Nice to see you again.

**TICK SEGERBLOM**

I haven't seen you for 55 years or more.

**DENNIS RUSK**

Well, your mother taught me civics in high school. My favorite class. This is Dennis Rusk, architect, 616 South 8th Street, representing the applicant. Originally, when this project was first developed, I believe in 1992, waivers for landscaping across the front were obtained together with the — at that time a special use permit. We no longer have special use permits for automotive sales on Boulder Highway, and I know we want to make it more attractive. What I presented to the Planning Commission is the fact that where they're requiring now landscaping that was not previous required is on NDOT (Nevada Department of Transportation) property. Here's the property line, here's our fencing towards the fence that was approved. And the landscaping would have to be out here in the NDOT section, which is quite a difficult thing to accomplish. We're having similar issues on a McDonald's site on Palm and Boulder Highway with the same client.

I'm asking to continue the waiver of landscaping along the front. And what I represented to the Planning Commission is when this project is redeveloped with new buildings and new construction, or a change in use, we'll be very happy to work with NDOT and put the landscaping in at that time. But we're respectfully asking for a waiver on the landscaping for now until such things like that occur.

**TICK SEGERBLOM**

All right, thank you. Is anyone here wishing to speak on this item?

**AL ROJAS**

My name is Al Rojas. I live in that area. I went down to this location, and it looks fine to me. I think I agree with the applicant. I went down there because I was concerned about, we've gotten complaints on Boulder Highway about the homeless and all these things and I think he should go forward with what he's doing. I have some background in auto sales and it's a nice location. It's well-maintained. I talked to the owner or the guy who was there. They're very responsible. And they should just continue. If they're going to be doing some development in the future, if I understood that, I'm not an expert on this, I think you should go forward with it. I support it.

**TICK SEGERBLOM**

Thank you. That completes the public hearing. We'll close the public hearing and ask Antonio, can you explain, I wasn't aware of this, that the state actually owns the property we're trying to put the landscaping in. Is that true? Or maybe Sami, you can do that?

**SAMI REAL**

Yeah, so we would ask for the landscaping to be provided on-site, not within the Boulder Highway.

**TICK SEGERBLOM**

Mr. Rusk, you're saying, is that possible? Because I looked at it and it seems like the property to the north of you has landscaping and of course we're putting in the KB Homes just to the south, so —

**DENNIS RUSK**

Well, like the apartment that's further down, that's all brand-new construction. Right now, we have a fencing along our property line also for security, because of the homeless problem, because of security. We would have to rip out all that fencing to put in a six-foot landscaping strip. It would create quite a financial hardship, especially since we have not had any new construction nor any change in use or use classification. If we had that, then I would be glad to say, "Let's put in the landscaping." But this is really creating an uphill battle for us.

**TICK SEGERBLOM**

Can you comment on that? Again, I was not aware it takes out the wall. I'd like to see landscaping, but I don't think he has to take out a wall just to put in landscaping.

**ANTONIO PAPAIZIAN**

Commissioner, NDOT, just like we have a process for landscaping in the right-of-way, theirs is by way of encroachment permit. So, there is a process to work with NDOT to have landscaping in the right-of-way, so they don't have to move a wall.

**TICK SEGERBLOM**

And then they have to apply for that.

**ANTONIO PAPAIZIAN**

Correct.

**TICK SEGERBLOM**

Can we —

**ANTONIO PAPAIZIAN**

Just like the KB Homes to the south—

**TICK SEGERBLOM**

Yeah, but is that incredibly complicated? I don't even know who you apply to at this stage here.

**ANTONIO PAPAIZIAN**

We can assist.

**TICK SEGERBLOM**

All right, well let me do this. Let me give you two years to try to do this, to get the permit. You want to reach out to me in the meantime and say, it's impossible to do. But honestly, Boulder Highway is improving day by day and I hate to have this little spot without any kind of landscaping. Would that be possible to make this a two-year condition?

**DENNIS RUSK**

I would agree with that.

## **MOTION**

### **TICK SEGERBLOM**

All right, so I want to make a motion to deny the appeal, but to modify to give them two years to work within NDOT. And if there's a big issue, reach out to me, please.

### **DENNIS RUSK**

I certainly will.

### **TICK SEGERBLOM**

All right, and thank you. Good to see you. And thank you for complimenting my mother. She was my best teacher too.

### **DENNIS RUSK**

I loved your mom.

### **TICK SEGERBLOM**

I got two A's from her.

### **DENNIS RUSK**

I got all A's, she was great.

### **TICK SEGERBLOM**

All right, thank you.

### **DENNIS RUSK**

Thank you, Tick.

### **TICK SEGERBLOM**

All right. Oh, actually we have to vote.

## **VOTE**

**VOTING AYE:** Tick Segerblom, April Becker, Justin Jones, Marilyn K. Kirkpatrick, Michael Naft

**VOTING NAY:** None

**ABSENT:** Jim Gibson, William McCurdy II

**ABSTAIN:** None

### **TICK SEGERBLOM**

That motion passes.

## **SEC. 7. AGENDA ITEM**

43. AG-25-900485: Discuss potential amendments to Title 30, and direct staff accordingly. (For possible action)

**ACTION: STAFF DIRECTED.**

**SAMI REAL**

Next is item 43, AG-25-900485. Discuss potential amendments to Title 30, and direct staff accordingly. Commissioners, Commissioner Segerblom had requested that we put an item on the agenda to discuss potential amendments to Title 30. Some of the suggested changes so far have been making some revisions to the Red Rock Overlay. As you heard at the last meeting, it was to reanalyze our parking ratio for mini warehouse facilities. And then, the third one is to look at walls within the RNP. We have a prohibition on increasing wall height within the RNP above three feet.

I would also ask that we be allowed to make other clarifications and corrections. As we continue to go through Title 30 and run into situations with applications where the intent was to not be different within the old, or different in rules and regulations from the old Title 30 to the rewritten Title 30, that we be allowed to make corrections.

And then, we're also looking at the legislative bills that have made it into law. So, we might have some changes with regards to accessory dwelling units, affordable housing, multi-family, and commercial districts, possible small change to cannabis, and then maybe potential inflatable devices and some other minor cleanups.

**TICK SEGERBLOM**

Does that take a motion or just discussion or?

**ROBERT WARHOLA**

It is just a discussion item and we're looking for direction, that's it.

**TICK SEGERBLOM**

All right. Well since it's my request, I would direct that we do it, but anyone have any objections?

**MARILYN K. KIRKPATRICK**

I'm not opposed. At least on the rural standards though, can I work with you to see what some of those may look like?

**SAMI REAL**

Yes. And then, we are also planning on reaching out to the Rural Alliance Advisory Committee as well, so.

**MARILYN K. KIRKPATRICK**

That'll be good.

**SAMI REAL**

Or Alliance, sorry.

**TICK SEGERBLOM**

And on the ADUs (Accessory Dwelling Unit), I would like to know about that. I think that could be a real solution for us. If we can make those easier.

**SAMI REAL**

Yeah, so the good thing is that the legislative bill actually mirrored what our regulations are for ADUs. So, I don't anticipate any changes. So, our rewrite to Title 30 was successful in that case, so.

**TICK SEGERBLOM**

All right.

**JUSTIN JONES**

If the legislature would just do whatever we say, that'd be much easier. Yeah. Just to clarify on the front yard wall, I know Sami you're well aware of this, it came up in a couple of circumstances where the front yard wall in my conception is really the one facing the wall, but really it's all the way to where the ADU starts. And so, one person's front wall is really the neighbor's side wall. And so, just clarifying sort of, we don't want to create castles with moats in our rural areas, but also have a little bit of flexibility in whether there are appropriate circumstances to waive that.

**TICK SEGERBLOM**

All right. So, I think you got the direction.

**SAMI REAL**

Thank you.

## SEC. 8. INTRODUCTION OF ORDINANCES

44. ORD-25-900481: Introduce an ordinance to amend Title 30 to modify Truck Staging to expand its scope and providing for other matters properly related thereto. (For possible action)

**ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JULY 16, 2025, AT 9 A.M. (BILL 7-2-25-1).**

**SAMI REAL**

Next is Item 44. It's an ordinance for introduction, ORD-25-900481. Introduce an ordinance to amend Title 30 to modify Truck Staging to expand its scope and providing for other matters properly related thereto. Commissioners, if you recall, this was a request to add a new use to allow for commercial truck parking. What we're doing is we're modifying the truck staging use. Again, this is just for introduction, the public hearing. We're asking for it to be set for July 16, 2025.

**TICK SEGERBLOM**

Do these have to do a Business Impact Statement?

**SAMI REAL**

We do not.

**TICK SEGERBLOM**

Learn something new every day. All right. So do I have to —

**SAMI REAL**

You need to set the public hearing for July 16.

**TICK SEGERBLOM**

All right. I'm setting the public hearing for July 16, 2025, at 9 a.m.?

**SAMI REAL**

9 a.m.

**TICK SEGERBLOM**

Okay, great. All right. I think that completes it. So, thank you so much to everyone. Have a happy Fourth of July —

**SAMI REAL**

Well, this is the last time set aside for public comment.

**TICK SEGERBLOM**

Oh, I'm sorry. I forgot. I saw Al, I'm thinking no way he's going to talk, but. All right.

## PUBLIC COMMENTS

**TICK SEGERBLOM**

This is the last period for public comment. Anyone wishing to speak on anything, come forward this time?

**AL ROJAS**

My name is Al Rojas, and I do want to make a statement to the Board and to the public. And it's my view of what happened. We had a town hall for the homeless, and I feel it's my duty to bring a message to the Commissioners on our accomplishments that we've made, and to the community. So, you know, we cleaned up Mojave between Mount [Mountain] Vista and I mean Desert Inn between Mojave and Mount [Mountain] Vista. And it showed that the community and our Commissioners and our elected officials could work together to clean up the area. So, at that town hall meeting, two complaints stood out to me. One of them was with an HOA (Homeowners Association) guy said, "You know, we're ready to take it on our own initiative." Which means that they could set up a neighborhood watch, they had even enough people involved. And that's what it's going to take. It's going to take the community getting involved. Other people were saying, "There's people coming and breaking into our residential area, blah, blah, blah." All you really got to do is just go out there and give your phone number to your people that live around you, okay and say, "Hey, if you've got something, call me." If those people are willing to go down there and complain, they have the skills to go out there and build up a little network in their area. That guy on the HOA, that's the second time he's complained. I was going to say something but I didn't say it. And all he has to do is get Metro (Las Vegas Metropolitan Police Department) to come down, set up a neighborhood watch group, okay and start sharing telephone numbers on your messaging, on your phone. And you guys start getting together, reaching out to your elected officials, reaching out, using the Fix It app and just start getting in there and you got to speak up.

And the other thing is that there's a website called, a Facebook page called East Siders Taking Action. We're lucky on the east side believe it or not, to have 8,000 people on there. And I recommend to the Commissioners that they also set up a Facebook page for their area, get people involved, get the squeak — it's politics. We all know the squeaky will get sealed. You got to speak up, if you don't speak up. So, if people get out there and say, "Hey, this is a high priority item." The Commissioners can get on there, their team can get on there, the community can get on there, and we jump on it. And all these hotspots in our area on the east side, we're attacking them and we're maintaining them. And to close with Sahara and Sandhill, that place was a disaster and we're maintaining. And if people are out there, there's two encampments that popped up and we're going to get them out. But that's what it's going to take. It's going to take the community and our elected officials working together. Thank you very much.

**TICK SEGERBLOM**

Thank you, Commissioner Rojas. Yes. You want to speak? Yes. Come on down, please.

**UNIDENTIFIED SPEAKER**

(Inaudible) got moved. I was [Item] 16, number 16.

**SAMI REAL**

Item 16 was approved on routine.

**UNIDENTIFIED SPEAKER**

Oh. So, we're all good?

**TICK SEGERBLOM**

Are you support it or you oppose it?

**UNIDENTIFIED SPEAKER**

Oh, I'm representing the landowners.

**TICK SEGERBLOM**

Oh.

**UNIDENTIFIED SPEAKER**

I support it.

**TICK SEGERBLOM**

Then send your bill. You did a good job.

**UNIDENTIFIED SPEAKER**

Okay. Thank you.

**TICK SEGERBLOM**

Thank you. All right, now can we close the hearing? And we'll close the hearing.

**END PUBLIC COMMENTS**

There being no further business to come before the Board at this time, at the hour of 10:21 a.m., the meeting was adjourned.

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

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**APPROVED:** /s/ Tick Segerblom  
TICK SEGERBLOM, CHAIR

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