

# Board of County Commissioners

CLARK COUNTY, NEVADA

TICK SEGERBLOM  
Chair  
WILLIAM MCCURDY II  
Vice Chair  
JIM GIBSON  
JUSTIN JONES  
MARILYN K. KIRKPATRICK  
ROSS MILLER  
MICHAEL NAFT

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COMMISSION CHAMBERS, GOVERNMENT CENTER  
500 SOUTH GRAND CENTRAL PARKWAY  
LAS VEGAS, NEVADA 89106  
WEDNESDAY, AUGUST 7, 2024

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 the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Wednesday, August 7, 2024, at 9 a.m. The meeting was called to order at the appointed hour by Chair Segerblom and on roll call, the following members were present, constituting a quorum of the members:

## CALL TO ORDER

### CHAIR AND COMMISSIONERS:

Tick Segerblom  
William McCurdy II  
Jim Gibson  
Justin Jones  
Ross Miller \*\*  
Michael Naft

Absent:  
Marilyn K. Kirkpatrick

Also Present:  
Robert Warhola, Deputy District Attorney  
Jennifer Ammerman, Deputy Director, Comprehensive Planning  
Antonio Papazian, Manager, Development Review  
JaWaan Dodson, Assistant Manager, Development Review  
Jewel Gooden, Deputy Clerk  
Robin Delaney, Deputy Clerk

\*\* Commissioner Miller attended via teleconference.

TICK SEGERBLOM Good morning. This is the County Commission Zoning Hearing continuation from yesterday. Today, we're honored to have Jennifer staying in for Sami, so welcome to the hot seat.

JENNIFER AMMERMAN Thank you.

**ITEM 1** Public Comments.

**ACTION:** No action was taken by the Board.

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

TICK SEGERBLOM Okay. This is the period for public comment. Anyone wishing to speak on an item on the agenda, you feel free to come forward now and speak for three minutes. You could also speak when the item comes up. Seeing no one, we'll close the public hearing, and turn it over to Jennifer.

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

**ACTION:** Approved.

JENNIFER AMMERMAN Next item is the second item on the approval of the agenda. After considering any additions or deletions of items, staff has the following request, which may require renotification fees in accordance with Title 30.

- Hold to the September 4, 2024, Zoning Meeting; Item 11, ET-24-400057 for NZC-21-0747), and this item will be heard at the August 28, 2024, Red Rock Citizen Advisory Council meeting. Item 31, ZC-24-0307, Item 32, VS-24-0309, Item 33, UC-24-0308, Item 39, ET-22-400017 for (UC-1721-06), and Item 45, WC-24-400060.
- Hold to the October 2, 2024, Zoning Meeting; Item 43, SC-24-0261.
- And withdraw without prejudice, Item 19, UC-24-0291.

The above public hearing items are going to be open as a public hearing, and immediately recessed until the dates previously stated. With these deletions, which are Items 11, 19, 31 through 33, 39, 43 and 45, the agenda stands ready for your approval.

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

TICK SEGERBLOM There's a motion, cast your vote. Commissioner Miller? Commissioner Miller is supposed to be participating over the phone, but we can go ahead and take this vote.

**VOTE:**

<b>VOTING AYE:</b>	Tick Segerblom, William McCurdy II, Jim Gibson, Justin Jones, Michael Naft
<b>VOTING NAY:</b>	None
<b>ABSENT:</b>	Marilyn K. Kirkpatrick, Ross Miller
<b>ABSTAIN:</b>	None

TICK SEGERBLOM And that motion passes.

**ITEM 3** Approval of minutes. (For possible action)

**ACTION:** Approved.

JENNIFER AMMERMAN The third item on the agenda is approval of the minutes. The minutes from the July 3, 2024, Zoning Meeting are ready for approval.

WILLIAM MCCURDY II I move for approval of the minutes.

TICK SEGERBLOM There's a motion for approval of the minutes. Cast your vote. And also, Commissioner Kirkpatrick is running late.

<b>VOTE:</b>	<b>VOTING AYE:</b>	Tick Segerblom, William McCurdy II, Jim Gibson, Justin Jones, Michael Naft
	<b>VOTING NAY:</b>	None
	<b>ABSENT:</b>	Marilyn K. Kirkpatrick, Ross Miller
	<b>ABSTAIN:</b>	None

TICK SEGERBLOM That motion passes.

**ROUTINE ACTION ITEMS (4-38)**

**ACTION:** Approved.

JENNIFER AMMERMAN Next items are the Routine Action Items which consists of Items 4 through 38, except items previously deleted and Items 21 and 22, which will be heard separately. These items may be considered together in one motion, are subject to the conditions listed with each agenda item.

Additionally, staff has the following request:

- For Item 9, AR-24-400068 for (UC-23-0316), add a Current Planning condition to read: to limit hours of operation to 8 a.m. to 5 p.m.
- Item 14, ET-24-400067 for (DR-22-0338), replace the first Current Planning condition until August 7, 2025, to commence so the application will expire, unless extended with an approval of an extension of time.
- Item 18, UC-24-0289, add Current Planning conditions to read; close the driveway on Oneida Way and replace with curb and gutter, and extend the headlight wall and landscaping, no construction traffic on Oneida Way, and work with staff in the Commissioner's Office to add mid-century modern architectural components and treatment on the eastern facade of the building.

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

WILLIAM MCCURDY II Mr. Chair, I move approval of the Routine Action Items.

TICK SEGERBLOM

There's a motion, cast your vote.

Jennifer, can we hold just a second? Is Commissioner Jones' staff – are you here? Okay. Not Commissioner Jones. I'm sorry. Sorry. Commissioner Miller. We haven't been able to hear him on the phone. Do we know if he's on – Commissioner Miller? Well, we are going to pull his item first, but let's just – let it – until we confirm if he's going to be available.

**VOTING:**

**VOTING AYE:**

Tick Segerblom, William McCurdy II, Jim Gibson, Justin Jones, Ross Miller, Michael Naft

**VOTING NAY:**

None

**ABSENT:**

Marilyn K. Kirkpatrick

**ABSTAIN:**

None

TICK SEGERBLOM

That motion passes.

**ITEM 4 SDR-24-0278-MGP LESSOR LLC**

SIGN DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign plan for a resort hotel (New York-New York); 2) increase the area of an existing freestanding sign; and 3) increase the area of an existing electronic sign (electronic message unit, video) in conjunction with a resort hotel (New York-New York) on a portion of 19.87 acres on a 123.08 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Las Vegas Boulevard South and the north side of Tropicana Avenue within Paradise. JG/md/syp (For possible action)

**ACTION:**

Approved with conditions.

**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.

**ITEM 5 SDR-24-0279-MGP LESSOR LLC:**

SIGN DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign plan for a resort hotel (Park MGM); 2) increase the area of an existing freestanding sign; and 3) increase the area of an existing electronic sign (electric message unit, video) in conjunction with a resort hotel (Park MGM) on a portion of 20.80 acres on a 123.08 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Las Vegas Boulevard South, 1,330 feet south of Harmon Avenue within Paradise. JG/md/syp (For possible action)

**ACTION:**

Approved with conditions.

**CONDITIONS OF APPROVAL:**

- 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.

**ITEM 6 SDR-24-0284-MANDALAY PROPCO, LLC**

SIGN DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign plan for a resort hotel (Mandalay Bay); 2) increase the area of an existing freestanding sign; and 3) increase the area of an existing electronic sign (electronic message unit, video) in conjunction with a resort hotel (Mandalay Bay) on a portion of 124.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the north and south sides of Mandalay Bay Road and the west side of Las Vegas Boulevard South within Paradise. MN/jor/syp (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL:**

- 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.

**ITEM 7 DR-24-0263-PHTB SUMMERLIN, LLC:**

DESIGN REVIEW for modifications to a previously approved clubhouse in conjunction with an approved single-family residential subdivision on 5.12 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone within Summerlin. Generally located 300 feet west of Town Center Drive, the north and south sides of Tropicana Avenue (alignment), and north of the Southwest Ridge Trail within Summerlin South. JJ/bb/syp (For possible action)

**ACTION:** Approved with conditions.

**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.

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 #0343-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM 8 DR-24-0302-RWLV FUTURE LAND, LLC:**

DESIGN REVIEW for modifications to on-site landscaping, hardscaping, and building façade update in conjunction with an existing resort hotel (Resorts World) on a portion of 86.90 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/hw/syp (For possible action)

**ACTION:** Approved with conditions.

**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.

**ITEM 9 AR-24-400068 (UC-23-0316) -SMITH KIMBERLY:**

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) allow clients to a home occupation (equine therapy) where not permitted; 2) allow non-family members as employees in conjunction with a home occupation; and 3) allow a home occupation to be conducted outside where not permitted in conjunction with an existing single-family residence on 0.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located 460 feet south of Farm Road and 170 feet east of Sisk Road within Lone Mountain. MK/tpd/syp (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

- Remove the time limit;
- Limit hours of operation to 8 a.m. to 5 p.m.

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.

**ITEM 10 AR-24-400071 (UC-22-0280)-PARBALL NEWCO, LLC:**

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) allow primary means of access to accessory buildings from the exterior of the resort; and 2) deviations as shown per plans on file.

DEVIATIONS for the following: 1) allow alternative landscaping and pedestrian realm; and 2) all other deviations as depicted per plans on file.

WAIVER OF DEVELOPMENT STANDARDS to reduce setback.

DESIGN REVIEW for accessory buildings (tavern/restaurant/retail) for a resort hotel (Horseshoe) on 30.0 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/sd/syp (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions

**ITEM 11 ET-24-400057 (NZC-21-0747)-RED ROCK RV PARK, LLC:**

HOLDOVER ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 21.4 acre portion of a 23.6 acre site from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an R-V-P (Recreational Vehicle Park)

Zone.

USE PERMITS for the following: 1) management offices for a recreational vehicle park not within a centrally located service building; 2) convenience store; 3) gasoline station; 4) reduce the setback from a gasoline station to a residential use; 5) restaurant; 6) retail sales and services; 7) alcohol sales, beer and wine – packaged only; and 8) alcohol sales, liquor – packaged only.

WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.

DESIGN REVIEWS for the following: 1) recreational vehicle park; 2) convenience store; 3) gasoline station; 4) restaurant; and 5) retail sales and service on 23.6 acres in an R-V-P (Recreational Vehicle Park) Zone and an H-2 (General Highway Frontage) Zone in the Red Rock Overlay. Generally located on the north side of SR 160 and the west and south sides of SR 159 within Red Rock (description on file). JJ/jor/ng (For possible action)

**ACTION:** Deleted from the agenda (held to September 4, 2024, per staff, applicant to return to the Red Rock Citizens Advisory Council).

**ITEM 12** ET-24-400058 (DR-21-0708)-AINSWORTH GAME TECHNOLOGY, INC:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) parking lot modifications; and 2) alternative parking lot landscaping in conjunction with an existing office/warehouse building on 16.5 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/rp/ng (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

- Until May 18, 2025 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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

- Compliance with previous conditions.

**ITEM 13** ET-24-400059 (UC-21-0655)-HARSCH INVESTMENT PROPERTIES, LLC:

USE PERMIT FIRST EXTENSION OF TIME to allow unscreened loading spaces.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow unscreened loading and service areas with roll-up, overhead doors; 2) allow less than 10% of the building to be located within 100 feet of the front property line; 3) alternative driveway geometrics; and 4) allow a pan driveway.

DESIGN REVIEWS for the following: 1) distribution center and office/warehouse buildings; and 2) finished grade on 19.40 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east and west sides of Westwind Road and the south side of Sunset Road within Enterprise. MN/rp/ng (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

- Until May 18, 2025 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added

conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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

- Compliance with previous conditions.

**ITEM 14** ET-24-400067 (DR-22-0338)-USA:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) a proposed public facility building (LVMPD Area Command Substation); and 2) finished grade on a portion of a 44.0 acre site in a PF (Public Facility) Zone.

Generally located on the north side of Sahara Avenue and the east side of Hollywood Boulevard within Sunrise Manor.

TS/nai/syp (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

- Until August 7, 2025, to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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.

**ITEM 15** ET-24-400074 (NZN-21-0209)-LEXILAND LLC ETAL:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 13.61 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) parking.

DESIGN REVIEWS for the following: 1) multi-family residential development; and 2) finished grade. Generally located on the north side of Warm Springs Road, the west side of Redwood Street, and the south side of Capovilla Avenue within Enterprise (description on file). MN/mh/syp (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

- Until August 4, 2026, to complete or the application will expire unless extended with approval of an extension of time;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of a lack of necessary public services in the area.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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

- Compliance with previous conditions.



**ITEM 16** ET-24-400076 (NZC-21-0038)-ASHLEY FURNITURE INDUSTRIES, LLC:  
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 18.7 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) screening loading docks; 3) increase sign height; 4) increase animated sign area; 5) alternative perimeter landscape and screening; 6) non-standard improvements within right-of-way; 7) waive the sidewalk requirement along Rafael Rivera Way; 8) allow an attached sidewalk along portions of Sunset Road; and 9) modified driveway design standards.

DESIGN REVIEWS for the following: 1) a proposed distribution center with ancillary retail sales; 2) a comprehensive sign plan; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the east and north sides of Rafael Rivera Way within Spring Valley (description on file). JJ/my/syp (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

- Until June 16, 2026, to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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

- Compliance with previous conditions.

**ITEM 17** UC-24-0287-VILLA FABIAN:

USE PERMIT for vehicle repair and maintenance.

DESIGN REVIEW for a vehicle repair and maintenance facility on 2.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the south side of Cheyenne Avenue, 230 feet west of Nellis Boulevard within Sunrise Manor. MK/jud/syp (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.
- Applicant is advised 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

- Comply with approved drainage study PW20-14622;
- Traffic study and compliance.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0278-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM 18 UC-24-0289-3450 S MARYLAND PARKWAY, LLC:**

USE PERMIT for a congregate care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified Maryland Parkway Overlay design standards; and 2) modified driveway design standards.

DESIGN REVIEWS for the following: 1) congregate care facility; and 2) parking lot modifications in conjunction with an existing commercial complex on a 17.34 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the west side side of Oneida Way and the east side of Maryland Parkway within Paradise. TS/rr/syp (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

- Work with staff and the Commissioner’s office to add mid-century modern architectural components/ treatment on the eastern facade of the building;
- Appropriate land use application is required for the art plan, and the art shall be installed prior to Certificate of Completion;
- 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;
- Close the most northerly driveway on Oneida Way, replace with full off-sites, and extend the existing wall and landscaping;
- No construction traffic on Oneida Way.
- Applicant is advised that off-site improvement 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 #0279-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM 19 UC-24-0291-HUGHES HOWARD PROPERTIES, INC.:**

USE PERMITS for the following: 1) modified development standards; and 2) modified street sections.

DESIGN REVIEW for a mixed-use project (multi-family residential development with a commercial component) on a 4.0

acre portion of a 37.59 acre site in a C-2 (General Commercial) and an R-5 (Apartment Residential District) P-C (Planned Community Overlay) Zone in the Summerlin Master Planned Community. Generally located on the east side of Spruce Goose Street, north of Marketwalk Place within Summerlin South. JJ/jor/syp (For possible action)

**ACTION:** Deleted from the agenda (withdrawn without prejudice).

**ITEM 20 UC-24-0300-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:**  
USE PERMIT for a recreational facility in conjunction with a cannabis establishment within an existing office/warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/tpd/syp (For possible action)

**ACTION:** Approved with conditions.

**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.

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.

**COMPANION ITEMS (21-22)**

**ITEM 21 VS-24-0233-SOUTH VALLEY INVESTORS, LLC:**  
VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue (alignment) and Chartan Avenue (alignment) and between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/rr/ng (For possible action)

**ACTION:** Approved with conditions (Companion Item 22).

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 35' feet to the back of curb for Erie Avenue and 60 feet for the frontage street on the west portion of the APN 177-32-701-006;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any

- corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

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

JENNIFER AMMERMAN

Okay. We will do Items 21 and 22 off of routine, which can be held together. Heard together, excuse me.

- Item 21, VS-24-0233, vacate and abandon easements of interest to Clark County located between Erie Avenue (alignment) and Chartan Avenue (alignment) in between Las Vegas Boulevard South, and I-15 within Enterprise.
- And Item 22, UC-24-0232, amended use permit for a multi-family residential development. Waivers of development standards for the following: 1) allow alternative buffering and screening; 2) increase fence height; 3) reduce parking spaces which is no longer needed; and 4) parking space dimensions. Design review for multifamily residential development on 19.48 acres in a CR (Commercial Resort) Zone, generally located on the south side of Erie Avenue, 575 feet west of Las Vegas Boulevard within Enterprise.

TICK SEGERBLOM

Good morning.

BOB GRONAUER

Good morning, Mr. Chairman, and Commissioners. My name's Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing the applicant in this matter.

As you can see on the overhead, we have approximately 20 acres of property, which is just on the south side of Erie. It is in between I-15, and this is Las Vegas Boulevard located here. A few years ago, this property was already approved for a multi-family development. We are coming in here today revising the multi-family development that was already approved here, and what we are asking for is, again, for two separate multi-family developments. This is just south of Erie in the area here. This is the I-15. Your staff is recommending approval of the applications that are before you.

We are asking that, if you approve this application, that you approve it with a requirement that we would have a pedestrian gate on the eastern portion of our property, and I think with that being said, we've been working with Commissioner Naft over the last several months with this project, so I can answer any other questions that you may have.

TICK SEGERBLOM

Does that complete your presentation?

BOB GRONAUER

Yes, sir.

TICK SEGERBLOM This is a public hearing. Anyone here wishing to speak on these two items? Seeing no one, we'll close the public hearing and turn it over to Commissioner Naft.

MICHAEL NAFT Thank you, Mr. Chairman. I just want to confirm from Planning's perspective. All these are coming through as two independent projects. We're still judging them based on the full impact of the project, 700-plus units?

JENNIFER AMMERMAN That is correct.

MICHAEL NAFT Okay. Then, if there's nothing else, I'll move for approval of Item 21 and 22 with the additional condition that a pedestrian gate be included to the east.

TICK SEGERBLOM There's a motion, cast your vote.

ROSS MILLER Yep.

TICK SEGERBLOM That was Commissioner Miller.

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

TICK SEGERBLOM That motion passes.

BOB GRONAUER Thank you.

TICK SEGERBLOM Thank you. I guess we can go back to Commissioner Miller's item.

**ITEM 22 UC-24-0232-SOUTH VALLEY INVESTORS, LLC:**  
AMENDED USE PERMIT for a multi-family residential development.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative buffering and screening; 2) increase fence height; 3) reduce parking spaces (no longer needed); and 4) parking space dimensions.  
DESIGN REVIEW for a multi-family residential development on 19.48 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Erie Avenue, 575 feet west of Las Vegas Boulevard South within Enterprise. MN/r/ng (For possible action)

**ACTION:** Approved with conditions (Companion Item 21).

**CONDITIONS OF APPROVAL:**  
Comprehensive Planning

- Expunge UC-22-0504;
- Provide pedestrian gate to the eastern portion of the property;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Erie Avenue and 60 feet for the frontage street on the west portion of the APN 177-32-701-006;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0394-2023 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

**ITEM 23** VS-24-0314-AAA LAND INVESTMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Teco Avenue and Sunset Road, and between Jones Boulevard and Westwind Road (alignment) within Spring Valley (description on file). MN/rr/syp (For possible action)

**ACTION:** Approved with conditions.

CONDITIONS OF APPROVAL:

Comprehensive Planning

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

Public Works - Development Review

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

**ITEM 24 UC-24-0313-AAA LAND INVESTMENT, LLC:**

USE PERMIT for a hotel with kitchens (transient and non-transient).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate loading spaces; 3) modify parking lot landscaping; and 4) alternative driveway geometrics.

DESIGN REVIEW for a hotel on 2.12 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Sunset Road, 250 feet east of Jones Boulevard within Spring Valley. MN/rr/syp (For possible action)

**ACTION:** Approved with conditions.

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road improvement project.

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 must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**ITEM 25 ZC-24-0247-HUGHES HOWARD COMPANY, LLC:**

HOLDOVER ZONE CHANGE to reclassify 231.39 acres from an R-U (Rural Open Land) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone for Summerlin Village 17C. Generally located on the south side of Rolling Foothills Drive (alignment), 5,100 feet west of Town Center Drive within Summerlin South (description on file). JJ/jor (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

- Until November 16, 2033 to coincide with the Summerlin Development Agreement.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0403-2020 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

**ITEM 26 UC-24-0248-HUGHES HOWARD COMPANY, LLC:**

HOLDOVER USE PERMIT for modified development standards.

WAIVER for a modified sidewalk ramp.

DESIGN REVIEWS for the following: 1) establish a development plan for Village 17C; and 2) a proposed single-family residential development on 231.39 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone within the Summerlin Master Planned Community. Generally located on the south side of Rolling Foothills Drive (alignment), 5,100 feet west of Town Center Drive within Summerlin South. JJ/jor/ng (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

- Until November 16, 2033 to commence to coincide with the Summerlin Development Agreement.
- 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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



Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0403- 020 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

**ITEM 27** TM-24-500055-HUGHES HOWARD COMPANY, LLC:

HOLDOVER TENTATIVE MAP consisting of 412 lots on 231.39 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone within the Summerlin Master Planned Community for Village 17C. Generally located on the south side of Rolling Foothills Drive (alignment), 5,100 feet west of Town Center Drive within Summerlin South. JJ/jor/ng (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements. Page 13 of 26

Building Department - Addressing

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0403- 2020 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

**ITEM 28** ZC-24-0264-CULICHI GL, INC:

ZONE CHANGE to reclassify 0.52 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building. Generally located on the south side of Boulder Highway, 300 feet west of Nellis Boulevard within Paradise (description on file). TS/gc (For possible action)

**ACTION:** Approved with conditions.

**ITEM 29** ZC-24-0270-DANESH RAD D & A FAMILY TRUST & DANESH RAD DAN & AFSANEH TRS:

ZONE CHANGE to reclassify 1.06 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the west side of Decatur Boulevard, 150 feet north Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL:**

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to please contact the Southern Nevada Health District when modifying existing plumbing fixtures.

Southern Nevada Health District (SNHD) - Engineering

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

**ITEM 30** ZC-24-0298-WELLINGTON PROVIDENCE GROUP, LLC:

ZONE CHANGE to reclassify 2.39 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building. Generally located on the east side of Boulder Highway and the south side of English Avenue within Whitney (description on file). JG/rk (For possible action)

**ACTION:** Approved.

**ITEM 31** ZC-24-0307-MOUNTAIN VIEW DRS, LLC:

ZONE CHANGE to reclassify 2.06 acres from an RS20 (Residential Single-Family) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise (description on file). MN/bb (For possible action)

**ACTION:** Deleted from the agenda (held to September 4, 2024, per the applicant).

**ITEM 32** VS-24-0309-MOUNTAIN VIEW DRS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive, and between Sunset Road and CC 215 within Enterprise (description on file). MN/bb/syp (For possible action)

**ACTION:** Deleted from the agenda (held to September 4, 2024, per the applicant).

**ITEM 33** UC-24-0308-MOUNTAIN VIEW DRS, LLC:

USE PERMITS for the following: 1) hotel; and 2) transient and non-transient hotel with kitchens.  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate loading spaces; 3) modify buffering and screening standards; and 4) modified driveway geometrics.  
 DESIGN REVIEWS for the following: 1) hotel; and 2) alternative parking lot landscaping on 2.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise. MN/bb/syp (For possible action)

**ACTION:** Deleted from the agenda (held to September 4, 2024, per the applicant).

**ITEM 34** ORD-23-900458: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with HD Post Buffalo, LLC for an industrial/commercial complex on 2.0 acres, generally located east of Buffalo Drive and north of Post Road within Spring Valley. MN/jm (For possible action)

**ACTION:** Adopted (Ordinance 5163).

**ITEM 35** ORD-24-900232: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with The Rock, a Christian Church for a place of worship on 2.5 acres, generally located west of Edmond Street and south of Pebble Road within Enterprise. JJ/lg (For possible action)

**ACTION:** Adopted (Ordinance 5164).

**ITEM 36** ORD-24-900262: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Southwest Marketplace Station LLC for a commercial development on 16.2 acres, generally located east of Rainbow Boulevard and north of Windmill Lane within Enterprise. MN/lg (For possible action)

**ACTION:** Adopted (Ordinance 5165).

**ITEM 37** ORD-24-900273: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Century Communities Nevada LLC for a single-family residential development on 14.0 acres, generally located east of Durango Drive and north of Agate Avenue within Enterprise. JJ/dw (For possible action)

**ACTION:** Adopted (Ordinance 5166).

**ITEM 38** ORD-24-900279: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Goldensites, LLC for a single-family residential development on 5.0 acres, generally located west of Hauck Street and north of Serene Avenue within Enterprise. JJ/dw (For possible action)

**ACTION:** Adopted (Ordinance 5167).

**NON-ROUTINE ACTION ITEMS (39-60):** These items will be considered separately.

**ITEM 39** ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:

HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME to commence the following: 1) resort condominiums in conjunction with an existing resort hotel (The Venetian); 2) increase building height; 3) associated accessory and incidental commercial uses, buildings, and structures; and 4) deviations from development standards.

DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) reduce the height setback ratio from an arterial street; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: 1) a 632-foot high, high-rise resort condominium tower including kitchens in rooms; 2) all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and 3) revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 63.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/jor/syp (For possible action)

**ACTION:** Deleted from the agenda (held to September 4, 2024, per the applicant).

**ITEM 40** UC-24-0274-GOLDEN BAR N LOUNGE, LLC:

USE PERMIT for a gas station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) detached sidewalks; 3) buffer and screening; 4) driveway geometrics; and 5) back-of-curb radius. DESIGN REVIEW for a retail (convenience store) with a gas station on 0.53 acres in a CG (Commercial General) Zone. Generally located on the west side of Nellis Boulevard and the south side of Stanley Avenue within Sunrise Manor. TS/lm/syp (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

- Provide 2 EV capable parking spaces;
- Work with staff to provide additional shrubs and/or trees where possible;
- Southern and western walls to be decorative;
- 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

- Applicant to submit application to vacate a portion of Stanley Avenue to construct a detached sidewalk;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0277-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Waiver of Development Standards 2B was withdrawn.

JENNIFER AMMERMAN

Item 39 was held, so the next item will be Item 40, UC-24 -0274, use permit for a gas station, with waivers of development standards for the following; 1) residential adjacency standards; 2) detached sidewalks, 3) buffer and screening; 4) driveway geometrics; and 5) back of curb radius, with a design review for a retail convenience store with a gas station on 0.53 acres in a CG (Commercial General) Zone, generally, located on the west side of Nellis Boulevard and the south side of Stanley Avenue within Sunrise Manor.

TICK SEGERBLOM

Good morning.

LAURA DREJA

Good morning. Laura Dreja, 520 South 4th Street. I'm here on behalf of Mr. Panu who is both the owner of the property and the applicant.

The site is accessed by Stanley, which is a 60-foot right of way to the north, and then, also, Nellis, which is an NDOT project. It currently has an active tavern with 15 machines, which is a coveted land asset that most would keep forever. But Mr. Panu is in the business of fueling gas stations and retail. The site hasn't undergone any semblance of a design review in a while, so we look at this as a catalyst to bring in mandated off-sites and bring in planting which this block hasn't seen in many decades.

For clarification, I've separated the waivers listed into three categories. The first are the Public Works-approved throat depths and approach distance, so they're not really an issue at this time.

The second is related to residential proximity. And at this point, I'll call your attention to the land use map. You'll see neighboring eight parcels also hold a commercial designation. And these eight parcels were bought as a compilation in 2023 and are now under the same ownership. That's 6.85 acres.

Most waivers requested apply to any commercial – most waivers that I've requested would actually apply to any commercial redevelopment of the site. And of course,

LAURA DREJA

during the land use update, the neighboring parcels supported their own commercial designation.

The third group of waivers involves sidewalks. And I would like to withdraw waiver 2B as – if you look at this photo, a detached sidewalk would be more appropriate to navigate this irregular curb. And then, there's also a fire hydrant that we would have to work our way around. So, we agree a detached sidewalk is – it would set a better standard for future off sites on Stanley Avenue, where, currently, there aren't any, and there currently isn't landscaping either.

So, in closing, we believe that converting a bar to a convenience store within walking distance to a mobile home site and a higher-density rental resident, or higher density residential records is needed in the neighborhood, and it's more needed than a bar.

We look forward to redefining the driveways to beautifying the site, and we are happy to accept any new conditions that were previously discussed with staff.

TICK SEGERBLOM

All right. This is a public hearing. Anyone here wishing to speak on this item? I see no one, we'll close the public hearing.

Since this is my item, I had a couple of additional conditions I'd like to raise. First, I'd like to have two EV-capable parking spaces. Just – you don't have to put in the machines, but, at least, have it so that the wires are there when we electrify.

LAURA DREJA

I've consulted with the client, and he's happy to do that.

TICK SEGERBLOM

Okay. Also, there's a question about the shrubs and how they're going to work out. So, I just ask that you work with staff to maximize the number of trees that are going to be placed on the lot.

LAURA DREJA

Yes.

TICK SEGERBLOM

And finally, currently, there's unfinished masonry on the south side and the east side, and I'd like you to stucco it, or do something to it so it looks acceptable.

LAURA DREJA

Yes. We will work with you to do that.

TICK SEGERBLOM

All right. Oh, Antonio.

ANTONIO PAPAZIAN

Thank you, Commissioner. Since they are withdrawing Waiver Standard number two, they will need a vacation on Stanley to accommodate the detached sidewalk. So, the right-of-way will be the back of curb and the vacation will accommodate the detached sidewalk.

LAURA DREJA

I'll accept the condition to vacate that.

TICK SEGERBLOM

All right. Great. All right, with those conditions, I move for approval.

ROSS MILLER

Yes.

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

SEGERBLOM That motion passes. I questioned why anyone would not want a bar in their neighborhood, but I guess that's part of the day. Thank you.

**COMPANION ITEMS (41, 42 and 44)**

**ITEM 41 VS-24-0260-WESTERN IRA FUNDING LTD RTMT PL:**  
 VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Gagnier Boulevard and Agilysys Way and a portion of a right-of-way being Roy Horn Way located between Agilysys Way and Gagnier Boulevard within Spring Valley (description on file). MN/sd/syp (For possible action)

**ACTION:** Approved with conditions (Companion Items 42 and 44).

**CONDITIONS OF APPROVAL-**  
 Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage Road improvement project;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the dedication to back of curb and the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

JENNIFER AMMERMAN Next items are Items 41, 42 and 44 which can be heard together, and Item 43 was separately held earlier.

- So, Item 41, VS-24-0260, vacate and abandon easements of interest to Clark County located between Roy Horn Way and Maule Avenue and between Gagnier Boulevard and Agilysys Way, and a portion of right-of-way being Roy Horn Way located between Agilysys Way and Gagnier Boulevard within Spring Valley.
- Item 42, WS-24-0259, waiver of development standards for the following: increase building height, modify electric vehicle charging requirements, reduce parking lot landscape finger islands, and reduce throat depth. Design reviews for the following: alternative landscape plan and office building on 2.41 acres in a

JENNIFER AMMERMAN

CG (Commercial General) Zone, generally, located on the south side of Roy Horn Way and the east side of Gagnier Boulevard within Spring Valley.

- And Item 44, tentative map 24-500057, tentative map for one lot commercial subdivision on 2.41 acres and a CG (Commercial General) Zone, generally, located on the south side of Roy Horn Way and the east side of Gagnier Boulevard within Spring Valley.

And Commissioner, we did receive revised plans which show compliance with the EV charging and the parking lot landscaping. And I believe that the applicant can confirm, they can withdraw waivers two and three.

TICK SEGERBLOM

Good morning.

ED GARCIA

Good morning, Mr. Chair, Commissioners. Ed Garcia, 9555 Hillwood Drive, here on behalf of the applicant.

As stated, this is an application, design review application and associated waivers for a office complex located just south of the Beltway and east of what is commonly known as the UnCommons project.

So, as stated, we have revised the application to place additional landscaping and EV chargers at the site, allowing for withdrawal of waivers two and three, so that, really, leaves waivers one and four which are concerned throat depth and height, waivers which are similar to those previously approved in the surrounding area.

So, these were both recommended for approval by staff and Town Board. And so, in the interest of time, I'd respectfully request your approval and happy to answer any questions about this project.

TICK SEGERBLOM

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

MICHAEL NAFT

Thank you, Mr. Chairman. As we heard, Waivers of Development Standard Number 2 and 3 are no longer needed, so I'll move approval of Items 41, 42, with the exception of Waiver of Development Standards Two and Three and Item 44.

TICK SEGERBLOM

There's a motion, cast your vote.

ROSS MILLER

Yeah.

**VOTE:**

**VOTING AYE:**

Tick Segerblom, William McCurdy II, Jim Gibson, Justin Jones, Ross Miller, Michael Naft

**VOTING NAY:**

None

**ABSENT:**

Marilyn K. Kirkpatrick

**ABSTAIN:**

None

TICK SEGERBLOM

That motion passes.

ED GARCIA

Thank you.

TICK SEGERBLOM

Thank you.

**ITEM 42** WS-24-0259-WESTERN IRA FUNDING LTD RTMT PL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) modify electric vehicle charging requirements; 3) reduce parking lot landscape finger islands; and 4) reduce throat depth.

DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) office building on 2.41 acres in a CG (Commercial General) Zone. Generally located on the south side of Roy Horn Way and the east side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

**ACTION:** Approved with conditions (Companion Items 41 and 44).

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage Road improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0276-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Waivers of Development Standards 2 and 3 were withdrawn.

**ITEM 43** SC-24-0261-WESTERN IRA FUNDING LTD RTMT PL:

STREET NAME CHANGE to change the name of Gagnier Boulevard to Dynamite Drive. Generally located on the south side of Roy Horn Way and the west side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

**ACTION:** Deleted from the agenda (held to October 2, 2024, per the applicant).



**ITEM 44** TM-24-500057-WESTERN IRA FUNDING LTD RTMT PL:  
TENTATIVE MAP for a 1 lot commercial subdivision on 2.41 acres in a CG (General Commercial) Zone. Generally located on the south side of Roy Horn Way and the east side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

**ACTION:** Approved with conditions (Companion Items 41 and 42).

**CONDITIONS OF APPROVAL:**  
Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage Road improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0276-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM 45** WC-24-400060 (NZN-22-0028)-AMH NV10 DEVELOPMENT, LLC:  
HOLDOVER WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/rg/ng (For possible action)

**ACTION:** Deleted from the agenda (held to September 4, 2024, per the applicant). Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

**ITEM 46** WS-24-0269-LEE PINHEIRO TEAM, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following 1) off-site improvements (streetlights, curb, gutter, and sidewalk); 2) increase fill height; and 3) increase wall height on 2.06 acres in conjunction with a proposed single-family residential subdivision in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Verde Way and the east side of Bonita Vista Street within Lone Mountain. RM/tpd/syp (For possible action)

**ACTION:** Approved with conditions.

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

- Per plans presented at the August 7, 2024 BCC meeting;
- 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

- Comply with approved drainage study PW23-19302;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features. (flag lot) Southern Nevada Health District (SNHD) – Engineering

Southern Nevada Health District (SNHD) – Engineering

- Applicant is advised that there is an active septic permit on APN 125-32-804-001; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

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

JENNIFER AMMERMAN

Okay. Item 46 WS-24-0269, waivers of development standards for the following: 1) off-site improvements, streetlights, curb, gutter and sidewalk; 2) increase fill height, and 3) increase wall height on 2.06 acres in conjunction with a proposed single-family residential subdivision in an RS20 (Residential Single-Family 20) Zone, within the Neighborhood Protection (RNP) Overlay. Generally, located on the south side of Verde Way and the east side of Bonita Vista Street within Lone Mountain.

TICK SEGERBLOM

Good morning.

SUSAN FLORIAN

Good morning, County Commissioners. My name is Susan Florian from Taney Engineering, 6030 South Jones Boulevard, here on behalf of the applicant.

The subject parcel is 2.06 gross acres. It's located along east of Bonita Vista and south of Verde Way. The proposed is a four-lot single-family residential subdivision with a density of 1.94 dwellings units per acre. The parcel is currently zoned RS20 (Residential Single-Family 20), with a planned use of RN, (Ranch Estates).

SUSAN FLORIAN

We are not requesting any modifications to the current zoning or land use. The lots range from 20,659 square feet to 28,341 square feet. The existing structure on Lot 1 will remain. Whereas custom homes will be placed on the lots. They have not yet been designed though. To maintain the rural neighborhood characteristics and align with the existing residential developments, we're proposing to follow the rural street standards with no curb, gutter and detached sidewalks or streetlights.

The first waiver is for off-site improvements of Bonita Vista and along Verde Way. The proposed development is zoned RS20 and is situated in an area where rural standards have been previously accepted. To maintain the character of the neighborhood and match into the existing development, we are proposing no curb, sidewalk streetlights along Bonita Vista.

We are asking for a couple of waivers. The first one is for alternative landscaping. This request is to waive to – to allow for alternative landscaping along lot two along Bonita Vista, Verde. Lot 2 will have a six-foot wide landscape buffer with one large tree planted every feet on center, for a total of five trees. This waiver will allow the proposed development to align with the existing landscape buffers adjacent to the site, creating a harmonious and visually cohesive environment.

The other waiver is a waiver of wall height. This request is to allow for a maximum of a 12.5-high combination six-foot screen wall, and 6.5 retaining wall along the east property boundary. The increased height is necessary so that the site will maintain adequate drainage. We're also doing that, because we're trying to match to the adjacent property, so the retaining wall has to match the footing of the other property as well.

The next one is for access fill of four feet within five feet of shared property line, where three is the maximum required per section. We're also asking for a four-foot fill within 20-feet of shared property line, where six-foot maximum is allowed.

With that, I conclude my presentation and I'm here to answer any questions that you may have.

TICK SEGERBLOM

Thank you. This is a public hearing. Is anyone here wishing to speak on this item? I see no one. Will close the public hearing and turn it over to Commissioner Miller.

ROSS MILLER

Okay. The only potentially contentious item was the elevation on the fence, which we've discussed with staff. And it seems appropriate given the overall character of the neighborhood. I move for approval.

TICK SEGERBLOM

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

JENNIFER AMMERMAN

Commissioner, may –

TICK SEGERBLOM

Yes?

JENNIFER AMMERMAN

I'm sorry.

TICK SEGERBLOM

Yes?

JENNIFER AMMERMAN

We are looking to see in the file if we have the same landscape plan that the applicant

JENNIFER AMMERMAN presented. If we can just maybe put the condition and approval per plans, and then, we can make sure we're fine –

TICK SEGERBLOM Okay. All right.

JENNIFER AMMERMAN If that's okay?

TICK SEGERBLOM I'll amend Ross' motion to include the permission or approval of pursuant to plans. All right. You can keep your vote. There we go.

**VOTE**

<b>VOTING AYE:</b>	Tick Segerblom, William McCurdy II, Jim Gibson, Justin Jones, Ross Miller, Michael Naft
<b>VOTING NAY:</b>	None
<b>ABSENT:</b>	Marilyn K. Kirkpatrick
<b>ABSTAIN:</b>	None

TICK SEGERBLOM All right, that motion passes. Thank you so much.

SUSAN FLORIAN Thank you, Commissioners.

**COMPANION ITEMS (47-50, and 56)**

**ITEM 47 PA-24-700006-USA:**

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 7.50 acre portion of 32.50 acres. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/rk (For possible action)

**ACTION:** Adopted (Resolution R-8-7-24-1. Companion Items 48, 49, 50 and 56).

JENNIFER AMMERMAN Next item is Items 47, 48, 49 and 50, and we'll also hear Item Number 56 with this project.

- 47 is PA-24-700006, plan amendment to re-designate the existing land use category from Rancho Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN), on a 7.5-acre portion of 32.50 acres, generally, located 330 feet east of Buffalo Drive, 320 feet south of Gomer Avenue (alignment) within Enterprise.
- Item 48 ZC-24-0169, zone change to reclassify a 7.5-acre portion of 32.5 acres in an RS20 (Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay to an RS-5.2 (Residential Single-Family 5.2) Zone, generally, located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise.
- Item 49, WS-24-0170, waivers of development standards for the following: 1) residential adjacency standards; and 2) increase wall height. Design reviews for the following: 1) hillside development; 2) final grading plan; and 3) single-family residential development on 7.5-acre portion of 32.5 acres, in an RS5.2 (Single-Family 5.2) Zone, generally, located 330 feet east of Buffalo Drive and 320 feet south of Gomer Road (alignment) within Enterprise.

JENNIFER AMMERMAN

- Item 50, TM-24-500044, tentative map, consisting of 25 lots and common lots on a 7.5 acre portion of 32.5 acres in an RS5.2 Zone. Generally located 330 feet east of Buffalo Drive and 320 feet south of Gomer Road (alignment) within Enterprise.
- And Item 56, AV-24-900347, consider an appeal of a Zoning Administrator's decision to approve a minor deviation to a previously approved subdivision on 9.77 acres in an RS10 (Residential Single-Family 10) Zone, on Assessor's Parcel Numbers 176-27-101-001 through 176-27-101-004.

TICK SEGERBLOM

Good morning.

TONY CELESTE

Good morning, Mr. Chair, Commissioners. My name is Tony Celeste. Along with me is Jennifer Lazovich. Our address is 1980 Festival Plaza Drive. We are here representing the applicant, Signature Homes. Also, in attendance with us from Signature Homes is Rick Barron.

As mentioned, we are here for a proposed single-family residential development. This presentation will basically be in three parts. The first part will be with respect to our request for a master plan amendment and a zone change. Second part is the design review and related waivers for that single-family residential development. And then, the third part is the related appeal for a revised map on Phase I of this whole project.

So, first let me dive into the master plan amendment and zone change. As you can see, I have on the aerial right here, our site is highlighted here in yellow, it is Phase II. Just to orient you, you can see we have Buffalo to the west. This is the Gomer. It terminates that Buffalo, would be just to the north of this is Blue Diamond. You can see all of this area right here is the Mountain's Edge Master Planned Community. So, we are adjacent to the Mountain's Edge Master Planned Community. Just north of Phase II is approved development Phase I, that is also Signature Homes. And then, north of that is Exploration Park that you may be familiar with. To the east of us is a mountain, and on the east side of that is a developed RNP. So, that kind of gives you the area that we're dealing with.

Again, just kind of a zoomed in area. Again, this is Phase II, it's about 7.5 acres. Phase I is about 10 acres. This has an approved development for 30 units, and as I will mention to you, we're requesting to amend it to 29 to provide access to our Phase II here.

You can see we have a large drainage, natural drainage to the east of us. And then, just north of Phase I, as I mentioned, is Exploration Park. But between Phase I and Exploration Park is another County-maintained drainage culvert through this area.

As I mentioned, we are asking for a master plan amendment. Currently, the site right here, which is Phase II, is planned RN or Rural Neighborhood. We are asking to go to Low Neighborhood, which is the yellow immediately to the north, which Phase I is planned right now.

As you can see, we're going to integrate this development with Phase I. You'll see this on our design review maps, and basically, having similar densities here. So, we think the master plan amendment, based on what is immediately to the north, is compatible.

TONY CELESTE

Again, just harder to tell on this one, but this is a slightly different shade of yellow. I think what is most compelling about – or here's some different perspectives as well. And really, what I think this emphasizes where the developed RNP is versus where Mountain's Edge Community is. You can see right here; this is the mountain I was referring to. That really is the demarcation line separating the developed RNP, and then, everything to the west side of that mountain, which is where Mountain's Edge is, and we really, I think, when you drive out there, feel like it's Mountain's Edge, not necessarily part of this RNP on the other side of the mountain here.

So, again, this is Phase I that's been approved. This is the Phase II. This is looking south to north along Buffalo here, Exploration Park here. And again, you can see the clear demarcation line. Just have a couple of other perspectives here. This one is looking west to east. Again, this is the mountain. Can see the developed RNP here. Nothing over here. This is all Mountain's Edge Community, including the Aspire development, which is located adjacent to both Phase I and Phase II. Just a couple of different perspectives. This is the mountain right here, so if you're standing on phase one or phase two looking east, this is what you see. You see the mountain on the east side of the mountain, or the other side of the mountain is the developed RNP.

JUSTIN JONES

Mr. Celeste, can you turn your photo?

TONY CELESTE

Oh, sure. So, if you're standing on the site looking towards the east, this is what you see is that mountain. Again, we think a clear demarcation of where the Mountain's Edge area is and then on the other side where the RNP is located.

This map right here, I think, is very important. It demonstrates what we believe is compatibility to not only our Phase I but also the adjacent Aspire Community in Mountain's Edge. When Mountain's Edge or when Aspire was approved, it was approved – you'll note that their lots are in excess of 10,000 square feet, maybe up to 12,000 square feet. But when this was approved, at that time, you can measure your lot size to the center of the right-of-way to the center of the street right here. Today's code does not allow us to measure lot square footage to the center. It can only measure the true area that you can build on. So, it's a little bit misleading when Aspire says that their community has 12,000 square foot lots and ours has less than 10,000 square feet. When you back out the right-of-way that is included in their measurement and you actually measure the true net lot sizes or usable area, and this is what this comparison chart does, you can see that the actual net square footage of the Aspire community's lots are about 9,500 square feet. You can see on ours right here, our average lot size is 9,800 square feet, so we're actually about 300 square feet usable area larger than our neighbor here.

So, for those reasons, we do believe that a master plan amendment to Low Neighborhood, the corresponding zone change to RS5.2 is compatible, not only because of the existing land use in the area, the demarcation between us and the developed RNP to the east, as well as the comparable lot sizes that we're adjacent to.

With that, I'll go into our design review aspect of it. You can see again here is Buffalo Road. Right here is the Gomer alignment that terminates. This is the existing drainage facility immediately north of that is Exploration Park. Here is also the natural drainage ravine along our east side as well as the mountain in this area.

Highlighted here in yellow is our proposed development. We are proposing 24 single-

TONY CELESTE

family residential units. You can see it'll take access from our internal Phase I project, so coming in off Gomer. And then, we are amending this map right here, which is part of the appeal, to lose a lot in order to provide connectivity into our site so that this will be a total of 53 units. This will be reduced from the approved 39 to 29, and then we have 24 lots here.

Some things to highlight here is that all of our lots along the south boundary line and Lot 1 and Lot 11, so Lots 11 through 24 plus 1 will all be a minimum of 10,000 square feet. Right here to the south is still RNP land there. As you can see in the staff report under on the waiver 1B, the staff report notes that that waiver is no longer needed because we are now providing that 10,000 square foot lot adjacent to the RNP.

Additionally, and we're going to go over this in our proposed additional conditions that we want this project to be part of, and we'll recap this at the end, all 24 homes here, we're proposing to be single story only, so one-story homes. In addition to that, Lots 1 and 24, some of the models can be designed with RV garage areas. We have agreed that Lots 1 and 24 will be restricted from that, so no RV option homes on these two lots. So, those are some important things that we'd like to be read into the record if this were to be approved.

You can see I have a couple of other different colors highlighted on here. The green areas right here, we do have a waiver to increase the wall height up to 10 feet. There's a pretty good slope on the property from west to east, and I will say that right in this area is where the grading will occur the greatest and therefore, we'll need to increase our wall heights to about 10 feet in these areas, but it's not adjacent to any existing residential neighbor. As well, to the west of us, Aspire Community sits at least five, maybe six feet above our grade here, so there won't be any impact with respect to the wall hide on any of our neighbors.

The final color here you can see is highlighted in blue. This is a trail area that is under the Mountain's Edge HOA. It is a trail that exists on a map and, oh, here's some of the drainage facilities I mentioned, and I'll get into this in a second about the connectivity. But you can see right here, this right here is the final map approval for Aspire. And right here is this trail that I referenced in blue on the previous plan. This trail is part of the Mountain's Edge HOA. It has really never been developed. I'm not sure why this trail was part of this final map, but you can see it dead ends to our Phase I. It never has any connectivity to the north two Exploration Park. It is just in this area that this trail exists. It's 30 feet wide, and it just goes along in between the two properties Here. It is a condition that we have to inherit, and we are going to do our best to mitigate that by proposing on our site plan here, connectivity into our site at this point right here.

So, what we're going to do is work with an additional condition with Mountain's Edge approval and concurrence with it. We'll come in here and fix this trail, grade it, and then provide pedestrian connectivity into our site right here that then can go through our site and connect up back up to Buffalo here. And then just to the north, about 25, 30 yards to the north is pedestrian realm connectivity right into the Exploration Park here.

We do have an appeal as well with respect to the development of this site right here. Essentially, the appeal is with respect to access to Phase II. We are proposing to come through our Phase I here. So, what we have done is amended our map requesting to reduce from 30 lots to 29. We've lost a lot so that we can include this connectivity street

TONY CELESTE

to the south.

One of the things that I'll note is that on this approval right here, there was a waiver to reduce the street intersection offset between Gomer and this location here. Public Works did recommend approval of that, I think for several reasons. One, there's a protected median here, so meaning there's no left in, no left outs with respect to traffic. And then number two, I think most important reason is that when you look at the most master streets and highways plan – see, on this map right here, right here in yellow – thank you. Right here in yellow is the Gomer alignment. And right here going north and south is Buffalo. And you can see right here, right where Gomer gets to Buffalo, it basically goes gray. It goes from green to non-existing. And then, on the other side of the mountain, Buffalo, or Gomer, excuse me, picks back up.

What this means is that Gomer is not on the Master Streets and Highways Plan. It was never anticipated by Clark County that Gomer would go past Buffalo. So, therefore, Gomer has never been dedicated in this area, and we, therefore, have proposed to take access off of Buffalo in this area. A lot of reasons. One is there is an existing drainage facility I showed you there that the County maintains. And number two, there is, again, a large mountain right there that Buffalo, or excuse me, that Gomer would not be able to go through. As I mentioned, we have several additional conditions we'd like to read into the record, and I'll let Jen handle that portion.

JENNIFER LAZOVICH

Good morning. Jennifer Lazovich, for the record. So, leading up to this hearing today, I want to just note for the Commission that we did do three neighborhood meetings. We did two neighborhood meetings before the Enterprise Town Board, and then there was an additional neighborhood meeting held in between the first Planning Commission hearing and the second Planning Commission hearing. The conditions that I'm going to read into the record, I don't believe – I believe there are neighbors here that you will hear from who are the project as is. But nonetheless, we think that these conditions are important to include. The majority of them were included or discussed at the Planning Commission hearing in early July but didn't make it into the formal motion, so I'm going to restate them here and ask for you to consider these conditions if this item were to be approved:

- All homes to be single story.
- No RV garage option allowed on Lots 1 and 24.
- All lots on the southern boundary will be a minimum of 10,000 square feet.
- Lot 1 will be a minimum of 10,000 square feet.
- No streetlights shall be provided.
- Coach lighting on each lot is required.
- Lots 1 and 24 shall have a minimum side yard setback of 20 feet on the west side of each lot.
- Provide a pedestrian connection on the west end of the site between Lots 1 and 24 to Aspire's Common Element A per final map 144/45 if the Mountain's Edge HOA provides approval for access and grading changes.
- Additionally, on the north side of the pedestrian connection within Aspire's Common Element A on final map 144/45, the applicant to rip-rap the area with six-inch plus rocks if the Mountain's Edge HOA provides approval.
- Project will be annexed into the Mountain's Edge Master Homeowners Association.



TONY CELESTE

And then, I just forgot. One other thing I'd like to add on as we wrap up our initial comments here. We did have an additional neighborhood meeting with Mr. Iannucci, who lives to the south right here in this area. We did have a meeting with him to discuss drainage – natural drainage that already exists through here. We do have Phase I approval drainage already. We have submitted our Phase II drainage several months ago. As you know, drainage will be one of the Conditions of Approval, usually drainage studies, etc.

RICK BARRON

My apologies. Just Rick Barron, 801 South Rancho with Signature Homes. The Phase II drainage study is approved now, condition to Regional Flood Control concurrence as well as some structural calculations.

TONY CELESTE

So, breaking news, we just got the Phase II approval. As I was going to mention, you usually don't do those drainage studies until post entitlements. Because of the sensitive nature of this, we wanted to make sure that we had a drainage plan that would work and would not jeopardize anyone farther to the south of us on these flows. So, as you just heard, Phase II is now approved. And with that, I will wrap up my comments and will come back afterwards. Thank you.

TICK SEGERBLOM

Thank you. This is a public hearing, so can staff explain to me how we do an appeal in this same process? Is it just the same way we do normal things?

ROBERT WARHOLA

Yeah, we just handle it the way we normally do.

TICK SEGERBLOM

Okay. All right, this is a public hearing. Anyone here wishing to speak on this item, please come forward.

MIKE FRYE

Morning, Commissioners. Mike Frye, 5 Fire Rock Court in the Enterprise town area. In the essence of time, I'll try to read my comments so I can get through them all. So, I apologize if maybe brief or blunt. For the sake of this argument, I'm just going to assume that the BCC is leaning towards approval of the zone change in reference to this project because that's the impression I got when we were at the Planning Commission. They had already decided to approve the measure, and listening to concerns of the citizenry appeared to be just a formality. My hope is you'll prove me wrong in this assumption as it relates to the BCC, as this is only my hypothesis from what I experienced from them thus far. I implore you to be open to the voice of the people in this matter. I implore you to be open to the needs of the many, being the citizens of Clark County, outweighing the wants of the one, being Signature Homes.

The ruling of the Planning Commission of approval was in direct opposition to the established law of the land, being Title 30, as well as the precedent set in the area of maintaining the preserved status and disallowing zone changes for decades. The Planning Commission's ruling was in direct opposition to current Planning staff, the Enterprise Town Board and the citizens of Clark County. Thereby the Planning Commission's vote of approval was a violation of the rights of the citizens of Clark County to equal protection under the law, due process, and their rights as property owners.

The proposed zone change request is a violation of Title 30 as it specifically precludes the requested zone change in an area specifically set aside as a preserve. So, a vote today against the proposed zone change would be a vote in favor of the rights of due

MIKE FRYE process, equal protection under the law, and the rights of property owners to not have their property negatively impacted by others' personal desires for gain. The BCC has the responsibility to the citizens of Clark County to be a bulwark against this type of inappropriate proposal before you today. And that is what we the citizens of Clark County are begging of you today is to be our advocates and to protect us and our land from non-comprehensive property value-reducing requests from outside sources such as Signature Homes is asking today.

Real brief, because the time that I have is limited, here's the same picture that they had. The RNP, you can see it's everywhere. My property is right there. I developed this property. I developed this. No, this might not be on.

TICK SEGERBLOM That worked.

MIKE FRYE Oh, it does work?

TICK SEGERBLOM Yeah.

MIKE FRYE I developed this property right here for Angelo Iannucci. It's going to be impacted because he's on this side of the hill. All these properties here are privately owned, so they're going to want to be in the RNP. That's what they're expecting, right? People have property rights. They buy property for a reason. It's sold to them for a reason. There's a master plan for a reason. I'm just asking that we stick to the rules that are in place.

TICK SEGERBLOM All right, any others wishing to speak on the item, please come forward.

RYAN ADAMS Ryan Adams, 9832 Proud Clarion Street, a 21-year law enforcement veteran and a native of Las Vegas. I just wanted to bring up a couple of concerns with the community. There's going to be over 50 homes, and if you look at the entrance, they have no dedicated entrance into the community unless you're coming from inside Mountain's Edge Parkway. And the reality is, you're not going to come that way, so they're all going to come around, and it's an illegal U-turn right in front of the community. So, they're going to come down to a blind corner where they have to make a U-turn. As the Commission knows, this has been one of our deadliest years. Our leaders in law enforcement have all addressed the community about our fatalities even up into this weekend. That's going to make an immense amount of traffic. And I realized that they mentioned that there is no way to make it work, but you can look and see that you could actually have Gomer come through into it, so they have a dedicated entrance. I think it poses a significant issue.

Additionally, the ingress/egress routes for both law enforcement and fire there poses significant issues should there be a public safety matter in there.

And lastly, I also wanted to bring up where that pedestrian – they're going to lock in what is an equestrian trail now. And as you know as well, the Las Vegas and Henderson cities have recently went to the Supreme Court to address homeless issues. I foresee that becoming another issue as we've had an increase in that. While we empathize with them, we're making a safe haven for them. There is no access there the way it's gonna locked in. It's going to be very difficult to get any law enforcement back there. And the one thing I think that wasn't mentioned, although we mentioned lot sizes, what

RYAN ADAMS

Signature Homes didn't mention is the fact that their homes are significantly smaller than the Aspire neighborhood. Our homes go to over 5,000 square feet, and they don't have anything over 3000 square feet. So, I just appeal to the Board to consider public safety. We know that in this time in our Valley, we have an increase in crime, an increase in traffic fatalities, and there are some issues that have not been completely addressed here. Thank you.

TOMMY LOPRESTI

Morning Commissioners. Tommy Lopresti, 9341 Dean Martin Drive. Just to speak on this, I am fortunate enough now to sit on the newly developed Rural Alliance Advisory Committee that was formed by you guys. We had our first meeting last month. We have one coming up here at the end of the month. And our initial and first purpose is to give identities and names to a lot of these scattered RNP areas like you see here, how they are broken up by small communities. I mean, there's tons of them throughout the Valley, and they get lost in the mix because they're just colors on a map, and they're just borders, and they really don't have an identity themselves. So, I would ask that perhaps, at minimum, there would be a hold put on this application as we move forward and define ourselves as a group.

There was obviously a demand for this committee to be formed so that these areas can be protected. And this is one of the biggest issues that we're facing, these plan amendments on small acreage lots that are part of or inside of the RNP. So, as I know that there is a Phase I that's already in the works for Signature Homes, which is wonderful for them, they can be in the process of making a return on their investment, but using that as a crutch to now enforce and to put in new phases below it, again, asking for plan amendments and taking property out of the RNP, I don't know that that's a very good justification. So, at minimum, a hold on this application until we can kinda determine ourselves as a committee and work more with the neighborhoods and also address some of the issues the other neighbors have would be appreciated. Thank you.

TICK SEGERBLOM

Thank you. Anyone else, please come forward.

BONNIE EGERTON

Good morning, Mr. Chair, Commissioners. Bonnie Egerton, 9860 Proud Clarion Street. I am part of the Aspire Community to the west. Obviously, we have a lot of concerns, primarily based around public safety concerns, as some of my neighbors already mentioned. We also have a traffic engineer here that is going to speak further to that matter. We are also curious where the second point of access is because it's not currently showing any second point of access that is required under the new Title 30, right here 30.04.

TICK SEGERBLOM

Can the booth – yeah, there we go. Thank you.

BONNIE EGERTON

So, we've yet to see that second point of the access that's required for anything over five acres. In regards to the equestrian trail, they keep saying that it's an inherited problem. It is a highly utilized trail. It doesn't just go to nowhere right now. The dead end is going to be created for their Phase I, which we all understand they have their zoning approvals, but that's why we filed the appeal to the map because there is a lot of opposition. They are creating the dead end. It is not currently a dead end. It is a highly utilized trail that numerous, numerous people use from the south of us to access the regional park to the north, highly utilized every day.

BONNIE EGERTON

And then, I just want to wrap up by saying none of us are opposed to development. We are opposed to piecemealing. There is still 40-plus acres that's going to be to the south of this property of their proposed use. Theirs is right here. All of this, as one of the neighbors previously mentioned, is privately owned, or some of it's BLM. These are privately owned. They're going to be landlocked. How are they going to get to that 40-plus acres? So, again, we're not opposed to development. We are opposed to the piecemealing attempt that is going on here.

We request that you take corrective action. Do not let them create a dead-end alley behind our homes. Allow for the residents to continue to use the trail to access the regional park, and please make them do their due diligence. This isn't an inherited problem. It needs to be reviewed collectively for access to all of those undeveloped acres behind us. Thank you.

TICK SEGERBLOM

Thank you.

BONNIE EGERTON

Oh, and I'm sorry. Can I also – I just want to submit all these letters of opposition. They have been emailed in, but I also just want to make sure they're on the record.

TICK SEGERBLOM

Yes.

BONNIE EGERTON

Thank you.

TED EGERTON

Good morning. Ted Egerton, 6345 South Jones Boulevard. I'd like to introduce myself. I've been in the Valley since 1990 as a practicing civil engineer. For the last 34 years, I've been preparing development plans and traffic studies. That's what I do for a living, prepare traffic studies. When the neighborhood brought this map to our attention, we saw some issues with it without a doubt. The first issue is the access. They're going to claim that Phase I was approved. It is. However, with that Phase I approval, they vacated a patent easement that was on the alignment of Gomer. What they designed for Phase I was an offset intersection. When I say offset intersection, we have 28 feet between the two intersections, 28 feet, one vehicle. My point here is we're going to have a public safety issue at this intersection. When people want to turn – go westbound on Gomer, they have to exit the subdivision, and within 28 feet, travel across three lanes of travel and try to get into a left turn bay that will allow them to go westbound. Now, how often does this happen?

What we have to recognize is we have two elementary schools located to the west of Buffalo. We have one middle school that requires people to go make a U-turn that's located down at Silverado and Buffalo. In addition, we have commercial that are being constructed right now at Fort Apache and Gomer. What my point is that left turn will happen. We're creating a public safety issue with Phase I. Why are we compounding it with Phase II and adding additional units? It doesn't make sense to me. In addition, that access point, we will have conflicts with pedestrians. It's 28 feet. It's stop controlled. If they would've done their due diligence and built the roadway on the alignment of Gomer, which they have a patent easement, and it still isn't vacated, so there is an opportunity, they can still construct that as a typical four-way, signalized intersection that will have controls for pedestrians as well.

Okay, so with that being said, we are adding lots. We have 28 lots there that are existing that's proposed. It's a bad design. Why would we complicate the problem right now and

TED EGERTON add another 30 units? I was at that public hearing that they had with Angelo. It was just me, myself, and Angelo. Two things came out of that meeting that I want to point out. One: homes are \$800,000. That's what they said. Their homes are starting at \$800,000. Yes, we have a housing shortage in Clark County, but \$800,000 are not starter homes. They're not. Okay. Two: when I asked them about the – since we have several items here –

TICK SEGERBLOM Commissioner Jones, can they have longer?

JUSTIN JONES 30 seconds, Mr. Egerton.

TED EGERTON Thirty seconds. With that being said, they said they would not change their plan. However, one of the items that are on this agenda is exactly that. They will change their plan if it does their profits. Pure and simple. What we have here, folks, is a thing here. We have profits for developer on one hand. We have public safety. It's that simple. Do we want to increase their profits at the expense of public safety? Thank you.

TICK SEGERBLOM Thank you.

INTERESTED PARTY Good afternoon, Mr. Chair and people of the Board. I've been to most of the meetings. I probably missed one meeting that they had. I've listened to everything they had to say. I was prior law enforcement. I also worked the ambulance. There's a huge safety concern, and it's very obvious, and they know it. My thing is not only ingress and egress for residents, the residents that are going to be in the future living there, the ones that live there right now. What about emergency vehicles? Everybody knows you hold us up for a few seconds more, that's life-threatening. They have made it more complicated to get into that area that they're proposing to build.

The other thing is I live over on the other side of that mountain. If you look at the map, it's very obvious why it's RNP all the way around the mountain. They did that for a reason. A lot of people here did that for a reason. You protected it. I invested to move over there. That's my investment, not to have this type of stuff coming into my neighborhood. They're protecting their investment. So am I. I don't have a lot of money like they do. It took me a lot to move there. I'm protecting it and so are these people. We have a lot of elderly people that live in that community and around us. We live there for a reason. The other thing I'd like to add, when our home was built, the homes that I live in that's over on the east side of that mountain. We have a serious problem with water after it rains and everything. I have a video of it. I shut off my phone. I'd show it to you if you ask me to. It's a serious problem. They also had some sort of water thing done to say, "It's okay, there's no water problem there." There is a water problem there and just like they said, the valley goes right towards us.

There's a gentleman that had a video also that he lives at the bottom of that mountain, and he has an issue with the water flow. I don't know what they worked out with him, but they specifically said during a meeting, after they're done building, after it's sold, our problem. Guess what? It's my problem on the other side of the mountain. This needs to be held up. It can be figured out. They've changed things. They've amended things. They've taken out a home so that they can allow access to their other investment. Why didn't they change anything else to help our investments? This needs to be considered more. Thank you.

TICK SEGERBLOM

Thank you.

CATHY FRY

Good morning. Sorry about that. Good morning, Commissioners. My name is Cathy Fry, no relation to Mr. Frye sitting behind me here. 7020 West Meranto Avenue, Las Vegas 89178 in Enterprise. I represent over 50 homeowners and citizens who live near and adjacent to this proposed project, also known as Signature Homes Phase II, next to Exploration Peak Park.

Rural Neighborhood Preserves, RNPs, are unique areas described by Transform Clark County document and protected by both the Clark County Land Use Plan and Title 30 Development Code. Waivers of development standards generally do not adequately protect RNPs. RNPs with their zoned Ranch Estate Neighborhoods are not quote "holding areas" end quote, awaiting carve-outs by greedy developers who claim they're quote "beautiful projects that enhance the community" end quote, deserve exceptions. They don't live there. We do. We pay our taxes, we pay your salaries. You protect us per the Land Use Plan and Title 30 zoning that we, the staff and citizens, jointly created, and we did it during the pandemic. Untold thousands of hours of work by staff and citizens went into transforming Clark County through the updating of the Land Use Plan and Title 30 Development Code. Your job that we trust you with, is to ensure compliance to and with the Land Use Plan and Title 30 not to carve out exceptions for it, especially in the face of so much valid opposition, especially when there are blatant violations of County code and safety issues which other opposed to this project have addressed.

These issues have been brought forward by homeowners, citizens, County staff and the Enterprise Town Advisory Board through meetings, documents and repeated contact with the concerned parties. Once in a great while, negotiations and waivers are warranted on sensitive project, and they were adjacent to RNPs. This project is not one of them. Seriously, what would cause one to approve this project when denial has been recommended by so many people and entities? Once again, please do not transform Clark County wrongly by breaking the Land Use Plan and Title 30 development code. I and the 50-plus homeowners I represent, respectfully urge you to deny applications number 47 through 50. Thank you.

TICK SEGERBLOM

Thank you.

IAN REESE

Hello, my name is Ian Reese. I live at 7375 W. LeBaron Road which is right here. What can I say? The first they said about the trail, the blue where they marked it and they said they don't know why it's there. It's there because it's a master plan for the horses to go around. If you see right now, I got horses right here and a lot of other neighbors, they got horses right there. And we all go around. We go this way and pretty much go around this way.

The other thing is they say it won't impact us because of the mountain, but I don't see the rest of the stuff down here that's going to be built eventually. Where is going to be the exit? It's probably going to be in front of my house. So, it just few stuff to point out from them. Thank you.

TICK SEGERBLOM

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

JUSTIN JONES

Thank you, Mr. Chair. I'm going to let you guys respond to some of those comments first. Then I'm going to ask Public Works to chime in on a number of the issues that have been raised.

TONY CELESTE

Yes, thank you, Commissioner. I guess just two points. One, with respect to the single access. We have been working with Fire throughout the evolution of this submittal. Fire has seen this plan. We're going to continue working with them. They have not raised any objections or concerns. We're doing things to mitigate that including there was comments about the cul-de-sac links we initially proposed. We have reduced those to less than 500 feet to comply with those concerns. So, we'll continue working with Fire.

Number two, with respect to traffic, we do have a condition requiring a traffic study in compliance with it. We've done some of our own internal trip generations and we believe we're going to be able to satisfy a traffic study and any concerns related to that.

JUSTIN JONES

Can you clarify? There's been concerns that were raised here and then also in some of the correspondence that I've received referring to this project as affordable housing. Can you comment on that?

TONY CELESTE

I would not define it – it is not affordable housing. It is market rate homes that'll probably be starting at \$800,000. That and then you have your upgrades et cetera, that will easily be \$100,000 or in excess. So, I would not characterize that as falling in the affordable range. This is Signature Homes. They've developed thousands of units over several decades, and so I think they have a longstanding history of high-quality development that would not be identified as affordable housing.

JUSTIN JONES

All right. I may have some additional questions, but I'm going to turn it over to Antonio and JaWaan to talk about some of the issues that have been raised.

ANTONIO PAPAZIAN

Thank you, Commissioner. First, I'd like to start with the discussion about patent easements. Although they may have had patent easements on their private property, BLM does not have patent easements. So, just the 33 feet of patent easement is on the private side, and our minimum road standard is 60 feet. So, I just want to clarify that patent easements do not exist on the BLM property.

As for the intersection Gomer at Buffalo, when we Phase I was in front of us, we analyzed three things. We probably shouldn't have had an intersection offset waiver because an intersection offset is when you have conflicting movements and we looked at the median installation, the intersection is signalized, and we also looked at where's traffic going, and traffic's going to go to the north, Blue Diamond and Buffalo – or sorry, Blue Diamond by way of Buffalo and then the 215 from there. So, most of the traffic wasn't going south. We do have meetings with Fire. They're in the meetings with us. They did not have any comments to Phase I, the ingress/egress of Phase I, nor do they have comments to the ingress/egress for Phase II. So, we are in those meetings with Fire, and they didn't comment on the ingress/egress.

JUSTIN JONES

And in terms of the representation that any development over five acres or 50 homes, that that's a requirement, that they have two entrances. Can you comment on that?

ANTONIO PAPAZIAN

So, this one is a little bit unique. I think Planning would have to help me comment on that because they don't touch another aspect of road for Phase I or Phase II. I imagine

ANTONIO PAPA ZIAN they're purchasing from BLM the Phase II portion, but they don't touch any other roadways for Phase II to have access. So, they would have to amend as they did their map to allow the access to their Phase I subdivision. It would be impossible to have two access points for this Phase I and Phase II.

JUSTIN JONES Right. Because if they were going to do it, they would've to cut all the way across the BLM property in order to go eastbound on LeBaron through the RNP, correct?

ANTONIO PAPA ZIAN That is correct.

JUSTIN JONES All right. Because the builder of Aspire, Harmony Homes vacated LeBaron going onto Mountains Edge Parkway as I understand it.

ANTONIO PAPA ZIAN LeBaron exists. It's Landberg. We don't have access by way of Landberg.

JUSTIN JONES Okay. So that would force traffic into the RNP on the east side in front of Mr. Iannucci's property and through the RNP on the east side?

ANTONIO PAPA ZIAN Absolutely.

JUSTIN JONES Okay. Jen, did you want to comment?

JENNIFER AMMERMAN No, I agree.

JUSTIN JONES With regards to it being landlocked, can you speak to that? I know one or two – there are some private parcels that are just to the south of there.

ANTONIO PAPA ZIAN So, none of the parcels to the south is being landlocked. We do have right-of-way off of Buffalo by way of LeBaron. We either have right-of-way already from the private parties, and we do have on the BLM side a grant to accommodate a road to go through from Buffalo to the east to get to the private parties.

JUSTIN JONES Okay, and if it were not Signature that we're asking for a minor deviation on Phase I in order to go through their existing approved project and this had been some other developer, they would've not have had access onto Buffalo?

ANTONIO PAPA ZIAN That is correct.

JUSTIN JONES They would've had to go through the RNP on LeBaron in front of Mr. Iannucci's property and through the homeowners on the east side of the mountain?

ANTONIO PAPA ZIAN That is correct.

JUSTIN JONES Okay. All right. Any other concerns with regards to drainage? I know that was one of the things that has been raised.

ANTONIO PAPA ZIAN No, they're doing a pretty good job. I think Rick stated they have the approval awaiting regional concurrence. They're building a pretty large facility. We have thousands of CFS coming through that facility, and they're building the structure to accommodate (inaudible).

JUSTIN JONES They're not creating more water flows. They're simply shifting the flows as every



JUSTIN JONES developer does when they build.

ANTONIO PAPAZIAN They're not allowed to create more water. They have to mitigate the flows. That is correct.

JUSTIN JONES Okay. And then with regards to the horse trail, you comment on whether there is a trail alignment that crosses over the existing private property between the backside of Aspire and Exploration Peak Park.

ANTONIO PAPAZIAN Jen, did you want to –

JUSTIN JONES Jen, if you want to comment on that?

ANTONIO PAPAZIAN Yes, please do. Thank you.

JENNIFER AMMERMAN I'm sorry. Can you just repeat that again?

JUSTIN JONES Yeah, so right now on the backside of Aspire, there's a dedicated common element that ends at the end of the Aspire property that is in the ownership of Mountain's Edge Master Association. There is no right-of-way. There is no easement across the private property get to Exploration Peak Park as I understand it.

JENNIFER AMMERMAN Yes.

JUSTIN JONES Right. So, if anyone is currently using that trail, they would be trespassing across Signature's property in order to get to the park?

JENNIFER AMMERMAN Yes.

JUSTIN JONES Okay. But under the conditions that have been placed there today, Signature is agreeing to provide access through Phase II and Phase I in order to allow for non-trespassery access to the park?

TONY CELESTE That is correct with concurrence of approval from Mountain's Edge. That is correct.

JUSTIN JONES Okay. Rob, can you comment? Mr. Frye had made some comments with regards to due process. Can you comment on that?

ROBERT WARHOLA Yeah, I think he was saying equal protection, and I'm not aware of any case where a neighboring property owner can claim equal protection for development on a parcel that's near or adjacent to that person's property. I question whether that neighboring property owner would have standing to raise an equal protection claim.

JUSTIN JONES Right. Because if you want to protect your viewshed on the backside of your property, you got to buy it, right?

ROBERT WARHOLA Right. Yeah. There's no right to viewshed. I think it's called a negative easement to a view.

JUSTIN JONES All right. And we have a waiver process to accommodate these types of requests. It's not as if Title 30 is a monolith that we can never consider waiving.

ROBERT WARHOLA

I'd agree.

JUSTIN JONES

Okay. I just want to comment from the neighbors. I've met with several of you. I talked to Mr. Iannucci yesterday. I met with Mr. Frye. I've met with several of you. I get it. I get it because I've lived in Mountain's Edge for 18 years now. I literally every day look out my back window at this property. So, my viewshed is not going to be the same after this either. The place where my kids have ridden their bike in the desert for years now ain't going to be there anymore. I wish it were the case that we could just indefinitely preserve property, but there are property rights just as when Harmony Homes bought their property that you currently live on, that wasn't part of the original Mountain's Edge development. And your development changed the viewshed of mine and the Toll Brothers homes that were put in there. So, it is part of the process.

With regards to RNP, quite frankly we've had discussion here many times. When the RNP was originally put in place across the Valley decades ago, it was an over-designation, and this particular west side of the mountain, quite frankly never should have been designated RNP because there were no homes there. You guys that live there at Aspire know that the only home that was ever on the west side of the mountain was a burned-out shack that I had Code Enforcement go bulldoze, which is on Signature's property now.

That's what you guys are looking at for the first few years of living in that development, was a burned out shack where I know from personal experience having walked through it several times with my kids that there were drugs and all sorts of other things. That's not the kind of rural neighborhood that the RNP was created to protect. It was designed to protect the rural neighborhood that is on the east side of the mountain, which I have protected all along, and I and future people who sit in this seat will continue to protect.

So again, I get it. I know you're probably not going to like me for my motion to approve this development, but Signature is a great builder, and they're going to put in really nice homes that are single story, and it's just really hard to understand the NIMBY-ism that I get from y'all today. So, with that, I'm going to ask for one additional condition in addition to the ones that have been read in here today and that were read in or considered during Planning Commission but were not read into the record. I'm going to ask you to agree to a condition that includes additional signage at the exit to the development that indicates right turn only or no U-turn. Antonio, does that work?

ANTONIO PAPA ZIAN

Yes, sir, Commissioner. And after you're done, if I can add one as well.

JUSTIN JONES

Sure. All right, go ahead.

ANTONIO PAPA ZIAN

Thank you, sir. Because we have a condition that says full off-sites and they do have – this one's a little bit different, a little bit weird, but they do have some public streets and some private streets. So, our condition for full off-sites are for the streets that are only public and not for the streets that are private. Just want to clarify.

JUSTIN JONES

Great. All right, that's my motion unless any of my colleagues have any comments.

TICK SEGERBLOM

Could I just ask a question? So, on the trail that's there now that's going to go through the subdivision, does that include horses can go through there?

JENNIFER AMMERMAN Pedestrian only.

TICK SEGERBLOM Okay. All right. There's a motion. Cast your vote.

ROSS MILLER Yes.

<b>VOTE</b>	<b>VOTING AYE:</b>	Tick Segerblom, William McCurdy II, Jim Gibson, Justin Jones, Ross Miller, Michael Naft
	<b>VOTING NAY:</b>	None
	<b>ABSENT:</b>	Marilyn K. Kirkpatrick
	<b>ABSTAIN:</b>	None

TICK SEGERBLOM That motion passes.

JUSTIN JONES And just to clarify, I don't think I actually stated it, but there was an appeal. So do we need to do a separate motion or will my motion incorporate 56?

ROBERT WARHOLA Your motion incorporated the appeal.

JUSTIN JONES Okay, just making sure.

**ITEM 48 ZC-24-0169-USA:**

ZONE CHANGE to reclassify a 7.50 acre portion of 32.50 acres from an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise (description on file). JJ/md (For possible action)

**ACTION:** Approved with conditions (Companion Items 47, 49, 50, and 56).

**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 #0206-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM 49 WS-24-0170-USA:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; and 2) increase wall height.

DESIGN REVIEWS for the following: 1) hillside development; 2) final grading plan; and 3) single-family residential development on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive and 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action)

**ACTION:** Approved with conditions (Companion Items 47, 48, 50, and 56).

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

- All homes to be single story;
- No RV garage option allowed on Lots 1 and 24;
- All lots on the southern boundary to be a minimum of 10,000 square feet;
- Lot 1 will be a minimum of 10,000 square feet;

- Coach lighting is required on each lot;
- Lots 1 and 24 shall have a minimum side yard setback of 20 feet on the west side of each lot;
- Provide a pedestrian connection on the west end of the site between lots 1 and 24 to Aspire’s Common Element A per Final Map Book 144 Page 45 if the Mountain’s Edge HOA provides approval for access and grading changes;
- Applicant to rip-rap the area on the north side of the pedestrian connection within Aspire’s Common Element A on Final Map Book 144 Page 45 with 6 inch plus rocks if the Mountain’s Edge HOA provides approval;
- Project to be annexed into the Mountain’s Edge Master Homeowners Association;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements for public streets;
- No streetlights shall be provided;
- Install conduits and pull box;
- Applicant to install Right Turn only and No U-turn signage at the exit of the development.

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 #0206-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Waiver of Development Standards 1B was withdrawn without prejudice.

**ITEM 50** TM-24-500044-USA:

TENTATIVE MAP consisting of 25 lots and common lots on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action)

**ACTION:** Approved with conditions (Companion Items 47-49, and 56).

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements for public streets;
- No streetlights shall be provided;
- Install conduits and pull box;
- Applicant to install Right Turn only and No U-turn signage at the exit of the development.

Building Department - Addressing

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0206- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**COMPANION ITEMS (51-54)**

**ITEM 51 ZC-24-0295-COUNTY OF CLARK (AVIATION) ET. AL.:**

ZONE CHANGE to reclassify 7.11 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise (description on file). JJ/md (For possible action)

**ACTION:** Approved with conditions (Companion Items 52, 53, and 54).

**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 #0141-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

JENNIFER AMMERMAN Next items are Item 51, 52, 53, and 54.

- 51 is ZC-24-0295, zone change to reclassify 7.11 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Pebble Road 290 feet east of Durango Drive within Enterprise.
- Item 52 VS-24-0296, vacate and abandon easements of interest to Clark County, located between Lisa Lane (alignment) and Durango Drive and between Pebble Road and Ford Avenue. And a portion of right-of-way being Pebble Road located between Durango Drive and Lisa Lane (alignment) within Enterprise.
- Item 53 WS-24-0297, amended waivers of development standards for the following: 1) modify residential adjacency standards; 2) increase wall height; and 3) modified street landscaping which is no longer needed. Design reviews for the following: 1) alternative landscape plan; and 2) single-family residential development on 7.11 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Pebble Road 290 feet east of Durango Drive within Enterprise.

JENNIFER AMMERMAN

- And lastly, Item 54 TM-24-500062, tentative map consisting of 30 lots and common lots on 7.11 acres in an RS5.2 (Residential Single-Family 5.2) Zone, generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise.

TICK SEGERBLOM

Good morning.

STEPHANIE ALLEN

Good morning, Mr. Chairman. Commissioners. Stephanie Allen, 1980 Festival Plaza Drive, here on behalf of the applicant Richmond American Homes. As you can see on the aerial, this property is located near the northeast corner of Durango Drive and Pebble. This is a piece of property that is for the most part an infill parcel with development on most sides. It's also a unique parcel because it is currently master planned for Mid Intensity Suburban. So, it allows up to eight units to the acre, which is similar to how it has developed out to the north, to the west and to the south. However, as you can see on the Master Plan, this is the Master Plan map. There is an RNP directly to the east of this property. So, when I get to the site plan, you'll see that Richmond has done a good job of trying to transition and your staff recognizes that in their recommendation of approval. That it's important when you have these types of properties, even though they're master planned up to eight units to the acre when we're adjacent to an RNP to make sure we transition appropriately.

The zoning in the area, as you can see as I mentioned to the north, to the west and to the south is all RS5.2, which is what our application is for. There's also a commercial parcel just to the west of this project with an existing commercial development. And then again as I mentioned, the RNP to the east of the property.

So, we do not have a plan amendment before you. This is just a zone change along with some waivers that I will describe for you. This is the site plan that we have before you. There are 30 homes. The density proposed is 4.2 units to the acre, so well below that, eight units to the acre that is contemplated under the master plan. All of the lots along the eastern edge of the property are 10,000 square foot minimum lot sizes. So, we've included those to make sure we do that transition and appropriately transition from the RS 5.2 and the commercial into the RNP.

We've got three, actually four side-loaded lots here that are 10,000 square foot lots, and then three traditionally faced lots along this northern edge of the property. We can withdraw waiver 53-1B. There's a new code requirement in the Code that when we share a property line with RS-20, we need to meet those same setbacks. We were slightly off. We can meet those setbacks, so we are withdrawing that without prejudice. 51, sorry, 53-1B, we'll withdraw without prejudice.

The other waivers deal mostly with the topography of the property. There's a pretty significant change from west to east on this site, I think about 10 feet. So, we are asking for some additional fill and additional retaining. The Town Board suggested along Lisa Lane that we terrace the retaining and we're happy to do that. So, any retaining over three feet, in fact we've already done it on our plans. Richmond has made that adjustment. So, we will terrace the retaining along Lisa Lane.

Also, the one big topic that came up at both the neighborhood meeting as well as at Town Board was this access on Lisa Lane, and the neighbors had requested that we add a secondary access on Pebble. Right now, we have Pebble as the emergency access

STEPHANIE ALLEN

point. And the reason is you can see right here there's an access across the street, similar to the last item, where this is a bit of a safety concern, to have offset entrances here. So, we did not put an entrance here. However, we did tell the neighbors at the Town Board, and we've talked to Public Works. If Public Works is okay with it, we're okay doing a right-in, right-out out here. It cannot be a full movement because of the safety concerns obviously. But if there's a way to make it work where Public Works is comfortable with right-in, right-out, we're happy to do that. And we did tell the neighbors that at the Town Board. The Town Board conditioned us to that as well.

Otherwise, the staff is supportive of the overall application. Their main concern was with that waiver that we did withdraw without prejudice. I'm happy to answer any questions. These will be nice large homes around 4,000 square feet with price points around a million dollars. So, these are large expensive homes. This is your typical transition where you've got – anytime you've got the larger lots, you're going to have the larger homes, which unfortunately means higher prices. So not in that affordable range, but definitely a good transition project between the RNP and the development to the west. That's it. Happy to answer any questions.

TICK SEGERBLOM

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

RICHARD GALLEGOS

Thanks, Stephanie. You can take this if you want. Yes. Mr. Chairman, Commissioners, good morning. Richard Gallegos, 8395 West Torino. Also, here on behalf of my other two immediate neighbors, 8375, 8355. Also, Mr. Hedge down at the corner, 8295. My neighbor, Mike to the north of me at Gagnier. He's at 8765. And then lastly, Mr. Bennett, who has the two acres directly across from the current access point at his address is 8766 Lisa.

TICK SEGERBLOM

Could you spell your last name for the record please?

RICHARD GALLEGOS

Sure. G-A-L-L-E-G-O-S. So, as Stephanie said, our really – our only concern was to gain another access point from the development to Pebble. We think that's appropriate. Dragging cars through the RNP we thought was a little change in the character. So right-in, right-out is happy, suitable for us. Or if they shifted the opening down, they can gain a full movement intersection. So, with that, Commissioner, we would ask that you approve it with that condition.

TICK SEGERBLOM

Anyone else here wishing to speak on the item? Seeing no one, I'm going to turn over to Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. Antonio, can you comment on the access onto Pebble?

ANTONIO PAPAIZIAN

Absolutely. Thank you, Commissioner. So, Pebble on the transportation element is a 100-foot wide right-of-way. We try and alleviate as much as we can access onto these rights-of-ways, especially as the area develops and gets busier. If we allow access on Pebble, then they would have a waiver because of the development to the south. They would have an intersection offset. And just like the other project, this one is not mitigated by a median or a traffic signal, and those conflicting movements are not safe for the public. What we would do if we allowed the access off of Pebble is probably extend that median to the east as far as possible to make sure it was safe, but then that takes away the access from that southerly 30 lots to the south there.

JUSTIN JONES

Okay. If there were a safe, easy way to provide that secondary access onto Pebble, I would absolutely be supportive. If I lived there, I'd probably want access onto Pebble too, but it just seems overly complicated and quite frankly is going to, if we extend a median, is going to piss off the people that are in the neighborhood to the south side. So, Mr. Gallegos, I totally understand where you're coming from. It's probably going to create more safety concerns than it solves, so I'm not going to require that. I would suggest if I lived there, Ms. Allen, providing pedestrian access onto Pebble so that people who live there, if they wanted to go to the restaurants, et cetera, that are on the corner there, instead of having to get in their car and go all the way around in order to get to a Human Bean to get their coffee, that maybe they can just go through the pedestrian access.

STEPHANIE ALLEN

Yep, that'd be great. Great idea.

JUSTIN JONES

Okay. All right then I will go ahead and move for approval of Agenda Items Number 53, 54, how many are we going here? Fifty-three and 54 with the withdrawal of condition – can't read my own writing here.

STEPHANIE ALLEN

It's 1B – it's actually Items –

JUSTIN JONES

53-1B?

STEPHANIE ALLEN

53-1B, but it's actually 51 through 54.

JUSTIN JONES

I'm, sorry. 51 through 54. Okay.

TICK SEGERBLOM

All right. There's a motion. Cast your vote. Commissioner Miller, are you still hanging around? Yeah, I think we have the votes so go ahead –

**VOTE**

**VOTING AYE:**

Tick Segerblom, William McCurdy II, Jim Gibson, Justin Jones, Michael Naft

**VOTING NAY:**

None

**ABSENT:**

Marilyn Kirkpatrick, Ross Miller

**ABSTAIN:**

None

TICK SEGERBLOM

I think we have the votes, so go ahead and that motion passes.

STEPHANIE ALLEN

Thank you very much. Appreciate it.

**ITEM 52 VS-24-0296-COUNTY OF CLARK (AVIATION) ET. AL.:**

VACATE AND ABANDON easements of interest to Clark County located between Lisa Lane (alignment) and Durango Drive, and between Pebble Road and Ford Avenue; and a portion of a right-of-way being Pebble Road located between Durango Drive and Lisa Lane (alignment) within Enterprise (description on file). JJ/md/syp (For possible action)

**ACTION:**

Approved with conditions (Companion Items 51, 53, and 54).

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a



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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Lisa Lane and portion of an elbow/knuckle at the intersection of Lisa Lane and Torino Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**ITEM 53** WS-24-0297-COUNTY OF CLARK (AVIATION) ET. AL.:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) increase wall height; and 3) modify street landscaping (no longer needed).

DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) single-family residential development on 7.11 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise. JJ/md/syp (For possible action)

**ACTION:** Approved with conditions (Companion Items 51, 52, and 54).

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Lisa Lane and portion of an elbow/knuckle at the intersection of Lisa Lane and Torino Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0141-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Waiver of Development Standards 1B was withdrawn.

**ITEM 54** TM-24-500062-COUNTY OF CLARK (AVIATION) ET. AL.:

TENTATIVE MAP consisting of 30 lots and common lots on 7.11 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise. JJ/md/syp (For possible action)

**ACTION:** Approved with conditions (Companion Items 51, 52 and 53).

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Lisa Lane and portion of an elbow/knuckle at the intersection of Lisa Lane and Torino Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Addressing

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0141-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM 55** WS-23-0920-PF 4090, LLC:

APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; 2) alternative landscaping; 3) loading spaces; 4) gate access; and 5) reduce height setback.

DESIGN REVIEW for a mini-warehouse on 1.5 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise. TS/bb/ng (For possible action)

**ACTION:** Approved with conditions (appeal denied).

**CONDITIONS OF APPROVAL:**

Comprehensive Planning

- Exit only on Euclid Street;
- No facility access between the hours 10:00 p.m. through 5:00 a.m.;
- Minimum 8 foot high wall on the north and east property lines;

- Plant 2 large trees outside the sight zones along Euclid Street;
- 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; 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; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0017-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Waiver of Development Standards 2B, 3 and 5 were withdrawn without prejudice.

Waiver of Development Standards 2C is no longer needed.

JENNIFER AMMERMAN

Next item is Item 55, WS-23-0920, appeal waivers of development standards for the following: 1) wall height; 2) alternative landscaping; 3) loading spaces; 4) access gate; and 5) reduced height setback. Design review for a mini warehouse on 1.5 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise.

DIONICIO GORDILLO

Mr. Chair, Commissioner Dionicio Gordillo, 204 Belle Isle Court, Henderson, Nevada 89012 here on behalf of the applicant and property owner on this item. With me is the applicant and property owner, Mr. Daryl Alterwitz, and he's here if you have any specific questions once I go through my very brief presentation.

What we have before you tonight is, of course, an appeal. We had a lengthy hearing and lots of consideration by the Planning Commission. They considered all the factors, all the issues that were brought up, and they unanimously approved it with conditions. We are in full agreement with those conditions and, of course, with their motion, with their unanimous motion. What we're really doing is just probably the least intense use that you can do in this zoning district. On the last remaining pad site of a commercial center, which is roughly on the north side of Flamingo, east of Eastern, and west of Euclid. This is the site here. Fully comply with all bulk standards, all setbacks. I'd like to, on

DIONICIO GORDILLO

record, thank our planner that we worked with, Brady. He showed an inordinate amount of patience with us.

When we submitted this, we were asking for additional waivers as is reflected in your agenda. We did request to withdraw a number of those waivers at the Planning Commission because we were able to work with our planner and make those revisions accordingly.

Again, we come before you with a unanimous approval from the Planning Commission with conditions of approval. We are in full agreement with that, and we would respectfully request your approval as well. I'll be here to answer any questions once all the other neighbors speak, but we would also like to thank the neighbors. We worked with them early on, on this process. We took, listed a lot of the feedback that they gave us, and some of those things are incorporated in the site plan that you see here as well. So that completes my presentation.

TICK SEGERBLOM

Do you have any drawings that we can see?

DIONICIO GORDILLO

The site plan is here. I'll put 'em all – well, here's the elevations and then we also have a floor plan, but I think for purposes of the discussion, I'll leave the site plan on top so that I think most of the residents can reference that as well. But again, all three are here on the podium as well.

TICK SEGERBLOM

Great. Thank you so much. All right, this is an appeal. Anyone wishing to speak on behalf of the appeal, please come forward.

ANDREW KUNIYUKI

I'm Andrew Kuniyuki, K-U-N-I-Y-U-K-I, 3995 Euclid Street. My property is just north of this location and part of the aspect that I would like to address is that we know that when we have these warehouses, unfortunately, homeless people are living in that. Even though it's not legal to do that, the homeless do live in it. I was physically attacked by a homeless person and the consequence of that has been devastating. I had to basically have neurosurgery from that attack, and I had to stop for a whole year to recover from that surgery. And what has gone on is in the contact with the property owners, this is something that I'm showing you here. This is right outside of their property. Along the public sidewalk, you can see that these weeds are growing. I have repeatedly let them know about it. In the past when I have told them about that, they've handled it, but now you can see this is today. Just before I came here, I took this picture because I've been in contact with the property owners to let them know that this is now continuing to grow and there's been no response. That's the issue that I am concerned about. If there's no response for something like this, which is now extending into a public sidewalk, and they're not taking care of this, what about an aspect if we have homeless people living in that property and we let them know, and if they're not going to be taking care of something as simple as this, I'm really concerned that they're not going to be caring about whether homeless people are living there. It addresses my safety.

TICK SEGERBLOM

Thank you.

MARY LOU PERCIN

Good afternoon, morning, whatever it may be. I am Mary Lou Percin. I live at 3980 Euclid. We built our house 36 years ago and I've seen all the goings on with Mr. Alterwitz. Seven hundred twenty-four storage units on 1.5 acres. I believe that's entirely too many, even though one unit's going to be three stories tall. Also, the fact that one

MARY LOU PERCIN

block to the east on Flamingo is the CubeSmart and two blocks south of Flamingo on Eastern is the Public Storage and within a four-to-five-mile radius, there's about four or five other storage units or complexes.

There should be at least an eight-foot block wall with metal stoppers around this northeast corner. That's the only thing that's protecting our neighborhood from the projected project. Also, the wall should be constructed or built before the project. Reason being, in the past, they have used Euclid and the side street, Saddle, to store materials, to deliver materials, and also to – well at one time, required some of that road, or Euclid, to be blocked off for construction trucks, et cetera.

Our neighborhood is consisted of condominiums right across the street. It's also consisted of homes that other people have built, custom homes. So, we need to have something said about that. There should be a one-point entrance and exit by the main office in this complex. There should be more restricted hours, 8 a.m. to 6 p.m., no renting of homeless. I know it's illegal, but it is being done. There should also be an approved time limit when this complex is going to be finished. Otherwise, Mr. Alterwitz may take his time like he's been doing for the last 36 years. He should live up to whatever you decide as Commissioners. Thank you.

TICK SEGERBLOM

Thank you.

BILL WYMAN

Good morning. Bill Wyman, 3977 Euclid. My wife and I own property directly north and actually in this spot right here, the L-shaped piece of property. So, we have probably the largest attachment to where this building is going to be built.

Three things I want to bring up. One was, as Mary said, access and egress. The exit point presently is going to be onto Euclid. The Town Council of Paradise rejected that exit point. We would like to see as a common entrance/exit point from Eastern like other professionally built and maintained and run self-storage units.

The second item is the hours of operation. That was a – it was almost as an afterthought at the Planning Commission. They did some last minute negotiations and said that it could be open from 5 a.m. to 11 p.m. All of the self-storage units around our area, and there are several professionally run ones, namely Public Storage and CubeSmart. CubeSmart has hours of 6 a.m. to 10 p.m. with the last person arriving at 9:45. Public Storage is even more restrictive. They have like 9:30 a.m. to 6 p.m. and 9:30 to 5 p.m. on Sundays. There's a Right Place Storage that has operating hours of 6 a.m. to 10 p.m. and 5 a.m. to 8 p.m. on the weekends. So, we would like to have a modification on the hours of operation.

And the last item was that the – well, the block wall that's going to be on the north side of the property, the owner had stated that there may be up to a four-foot difference in elevation between their property and our property once he gets everything leveled out. So, what I'd like to know is, is that going to be then a retaining wall and an eight-foot wall on top of it so that people from the storage unit don't look over into my property, which I prefer them not doing. I would like to have the privacy of having, if it's going to be a four-foot retaining wall, then an eight-foot wall on top of that. Thank you.

TICK SEGERBLOM

Thank you.

JOANNE GARCIA

Hi, Joanne Garcia, his wife, 3977 Euclid. So, we're not opposed to business. Bill and I own property. We own investments and we understood we bought next to a commercial property. Our issues are the exit onto Euclid. I went to eight – I don't know if you read our appeal. We went to eight storages around us. Every single one of them had one exit, one entrance. Nobody had a back entrance, not a single one of them. So, we're concerned with the hours, the exit onto Euclid, and we're concerned with homeless people. Actually, Daryl said he wouldn't rent to homeless. There's no way to know. People are going to come, give a driver's license. I know there's a lot of people that work and can't afford a place, so I assume he's going to do the best he can to take care of it, but it is a concern. All the people that live – we have six houses on our block. All of the owners are senior citizens. There are no kids. That is a concern. My main concern is exit onto Euclid. None of the other storages actually provide two entrances or exits. That's all.

TICK SEGERBLOM

Thank you.

JOANNE GARCIA

Anything else? Okay, thank you.

TICK SEGERBLOM

Anyone else wishing to speak on this item? All right, we'll close the public hearing and ask the applicant or the appellee to come forward.

DIONICIO GORDILLO

Mr. Chair, I'll try to address some of the points that were brought up. All of the points were fully vetted. Again, the hearing was a pretty lengthy hearing at the Planning Commission. They considered all those points and, of course, as you'll see in your agenda sheet, they provided conditions of approval to try to mitigate some of those issues like the hours of operation, the block wall along the north and along the east.

TICK SEGERBLOM

So, what are the hours to operation right now?

DIONICIO GORDILLO

Right now, the condition that's been forwarded to you by the Planning Commission. Their recommendation is no facility access between 10 p.m. and 5 a.m. We are in full agreement with that.

TICK SEGERBLOM

Okay.

DIONICIO GORDILLO

But as far as the issue, because it's come up both in private conversations and also at the Town Board and at the Planning Commission is this issue of the possible vagrancy that's occurring on the site right now. I think we fully agree, Mr. Alterwitz and myself, and of course, the neighbors, that's something that we have in common is we want to eliminate any potential for vagrancy. We believe that an undeveloped site is more of a magnet for possible vagrancy than a fully enclosed, limited access, developed site. So, we believe this will address any vagrancy that might be happening on there.

As far as the issue of access on Euclid, again, we have probably one of the least intense uses, both from a bulk standard and also from a traffic generation standpoint, what they call average daily trips, probably one of the least intense land uses that could be proposed on this zoning district. So, when we talk about what the Planning Commission did, they said, "Exit only on Euclid," because that did come up. I think there was this presumption that we were going to have entrance and exit, but it is only exit only on Euclid. The number of potential average daily trips that could be generated from this mini warehouse facility is extremely low versus, for example, what was previously

DIONICIO GORDILLO approved on here, which was an office use, an office building. That has subsequently expired. But by right with not even having to meet any conditions, by right in the zoning district, we can come back with an office building, very similar, three-story, meet all the setbacks, meet all the bulk standards, and that would substantially increase any kind of traffic generation to the streets.

The second issue that was brought up, well, the block wall height, the facility hours, and of course, we are meeting all conditions of approval that staff had put on the project.

So again, we believe that what the Planning Commission considered, which is what you're considering here this morning, we are in full agreement with, we believe it's appropriate, it was fully vetted. All those issues were considered at that hearing and we respectfully request your approval as well as presented and as submitted.

TICK SEGERBLOM Can you explain the issue about the wall height on the north side as far as how high it would be on the inside where the – how high the wall would be inside?

DIONICIO GORDILLO Right. So right now, if you look at the site the way it currently exists, which is not final grading, there is a difference in topography between our site and the two parcels to the north. Now, we have not done a drainage study, which could alter the flow, of course, of how the water has to flow off of that site onto a street. So, we don't know exactly how much of a retaining wall we're going to have along the north. Along the east, yes, we'll have some form of retaining wall and then, of course, a block wall on top of that, a screen wall that we have to fully comply with Title 30 on. As to the north, we just don't know how much retaining we will have until such time as we do an appropriate drainage study through Public Works.

TICK SEGERBLOM So, is it possible that someone could stand inside and look over the wall and see his property?

DIONICIO GORDILLO At a minimum, we have to have, even with retaining, we have to have a minimum six-foot-high screen wall on top of that retaining wall.

TICK SEGERBLOM Okay.

DIONICIO GORDILLO Whatever the height of that retaining wall is, at a minimum, we have to have a six-foot high screen wall.

TICK SEGERBLOM Okay. With respect to those weeds or whatever you want to call them, do you consider that something you would take care of?

DARYL ALTERWITZ It will be taken care of within a week. They all have my cell number. I don't know when they contacted my property manager, but we're very attentive and try our best to be a good neighbor. They have my cell number if it doesn't get taken care of and that's –

TICK SEGERBLOM I'm going to give them mine too. Antonio, can you address the issue of how many travels? I asked our staff to find out how much vehicle traffic something like this would generate. Antonio, you gave me a –

ANTONIO PAPAZIAN Thank you, Commissioner. Dionicio is right. The mini storage typically generates minimal traffic. I did want to point out though, off of Eastern, they do have ingress and

ANTONIO PAPA ZIAN egress and off of Euclid, it is just egress. So, we use the ITE manual, which is used nationwide for trip mitigation. In a peak hour, it generates 13 trips and with multiple driveways, maybe six, will be exiting Euclid and most of it will go back to Eastern.

TICK SEGERBLOM All right.

DARYL ALTERWITZ I would add that we're going to have signage that says, "Right turn only," and the exit is against the apartments, the daily, weekly, monthly rentals. I don't think they'll be impacted, but whatever the potential number of exits, you can cut it in half because at least half of them will go south to Flamingo.

TICK SEGERBLOM All right. I've heard your all concerns and I appreciate the fact that you're willing to come down here and address them. This has been heard two previous times with the neighborhood meeting and the Planning Commission, so a lot of the issues have been addressed. I would just say that from my perspective, anything we can do in filling these vacant pieces of property is the best thing we can do in an older neighborhood. The truth is, that is where the homeless problem is generated, not from people living in storage units. So, I think this is actually going to be beneficial to you and beneficial to that whole area because it was going to diminish the area that homeless can live and we're going to have millions of dollars investment here.

So, this is what we're trying to do in District E, but I would say, to extend to you, I'm going to give people my cell phone. If you have problems with this going forward, reach out to me. But I know the person, the applicant personally, and I mean, he's not doing this. He's going to make sure that your neighborhood is well protected. With that, I'd make a motion to deny the Planning Commission, I mean, to deny the appeal.

ROBERT WARHOLA Yeah, the easiest way to approach it is to approve the proposed development and plans for the proposed development, which has the effect of denying the appeal. So just move to approve the plans and proposed development.

TICK SEGERBLOM Okay. I move to approve the plans and development. All right. Cast your vote.

ROSS MILLER Yes.

DARYL ALTERWITZ Thank you.

DIONICIO GORDILLO Thank you, Commissioner.

**VOTE**

<b>VOTING AYE:</b>	Tick Segerblom, William McCurdy II, Jim Gibson, Justin Jones, Ross Miller, Michael Naft
<b>VOTING NAY:</b>	None
<b>ABSENT:</b>	Marilyn K. Kirkpatrick
<b>ABSTAIN:</b>	None

TICK SEGERBLOM That appeal is denied but thank you all for coming.



**(COMPANION ITEMS 47-50 and 56)**

**ITEM 56** AV-24-900347: Consider an appeal of the Zoning Administrator’s decision to approve a minor deviation to a previously approved subdivision on 9.77 acres in an RS10 (Residential Single-Family 10) Zone on Assessor’s Parcel Numbers 176-27-101-001 through 176-27-101-004. JJ/bb (For possible action)

**ACTION:** Heard with Companion Items 47, 48, 49 and 50. See Item 47 for discussion, motion, and vote.

The minor deviation to a previously approved subdivision was approved and the appeal of the Zoning Administrator’s decision was denied.

**ITEM 57** ORD-24-900263: Introduce an ordinance to consider adoption of a Development Agreement with Goldensites, LLC for a single-family residential development on 2.5 acres, generally located east of Mohawk Street and south of Oleta Avenue within Enterprise. JJ/lg (For possible action)

**ACTION:** Introduced and set for public hearing on August 21, 2024, at 9 a.m. (Bill 8-7-24-1)

JENNIFER AMMERMAN Thank you. Next are items 57 through 60, which are ordinances for introduction. I will go ahead and read them all in. Staff recommends the Board set a public hearing for August 21, 2024.

- Item 57, ORD-24-900263, introduce an ordinance to consider adoption of a Development Agreement with Golden Sites, LLC for single-family residential development on 2.5 acres, generally located east of Mohawk Street and south of Oleta Avenue within Enterprise.
- Item 58, ORD-24-900276, introduce an ordinance to consider adoption of a Development Agreement with Jones Ford Lindell, LLC, Khusrow Roohani Family Trust, Mak Zak, LLC, Ramak Roohani, Resolved Land, LLC, SDIP Pre-Dev Holdings, LLC, Silver Serene, LLC, and ZSKSMAZ Township Family Trust for a single-family residential development on 14.3 acres generally located west of Valley View Boulevard and south of Richmar Avenue within Enterprise.
- Item 59, ORD-24-900294, introduce an ordinance to consider adoption of a Development Agreement with Desert Inn Square, LLC for a commercial development on 5.0 acres, generally located west of Buffalo Drive in south of El Dorado Lane within Spring Valley.
- Item 60, ORD-24-900398, introduce an ordinance to amend the official zoning map, reclassifying certain properties as approved by the Board of County Commissioners on April 3, 2024; April 17, 2024; May 8, 2024; and in Assessor's Book 163.

Staff recommends that the Board set the public hearing for August 21, 2024.

TICK SEGERBLOM I'll introduce the ordinances and set the public hearing for August 21 at 9 a.m.

All right that concludes our meeting.

**ITEM 58** ORD-24-900276: Introduce an ordinance to consider adoption of a Development Agreement with Jones Ford Lindell, LLC, Khusrow Roohani Family Trust, Mak Zak, LLC, Ramak Roohani, Resolved Land, LLC, SDIP Pre-Dev Holdings, LLC, Silver Serene, LLC, & ZSKSMAZ Township Family Trust for a single-family residential development on 14.3 acres, generally located west of Valley View Boulevard and south of Richmar Avenue within Enterprise. JJ/lg (For possible action)

**ACTION:** Introduced and set for public hearing on August 21, 2024, at 9 a.m. (Bill 8-7-24-2).

**ITEM 59** ORD-24-900294: Introduce an ordinance to consider adoption of a Development Agreement with Desert Inn Square, LLC for a commercial development on 5.0 acres, generally located west of Buffalo Drive and south of Eldorado Lane within Spring Valley. MN/lg (For possible action)

**ACTION:** Introduced and set for public hearing on August 21, 2024, at 9 a.m. (Bill 8-7-24-3).

**ITEM 60** ORD-24-900398: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on April 3, 2024, April 17, 2024, and May 8, 2024, and in Assessor's Book 163. (For possible action)

**ACTION:** Introduced and set for public hearing on August 21, 2024, at 9 a.m. (Bill 8-7-24-4).

**PUBLIC COMMENTS**

JENNIFER AMMERMAN There's one more item for public comment.

TICK SEGERBLOM Oh, I'm sorry. Sorry about that, everybody.

Doctor, if you want to – please make a comment. Jim and I were talking, I think we both know you from past experience, so thank you so much.

Anyway, anyone wishing to speak, public comment? This is your final period. You can speak about anything you want to speak for three minutes. Not seeing anyone. We'll close the hearing.

There being no further business to come before the Board at this time, at the hour of 10:53 a.m., the meeting was adjourned.

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

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