



togetherforbetter

Board of County Commissioners

Clark County, Nevada

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

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, April 16, 2025:

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

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

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

Commissioners Present:

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

Absent:

None

*Present via telephone.

Also Present:

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

SEC. 2. PUBLIC FORUM

1. Public Comment

TICK SEGERBLOM

Good morning. This is the County Commission's Zoning meeting for April 16, 2025. Good morning, Director Real.

SAMI REAL

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

TICK SEGERBLOM

This is the first period for public comment. Anyone wishing to speak about an item on the agenda can come forward now. For your information, if it's on the consent agenda, it won't be heard separately. We are going to pull off at least 12 off the consent agenda. Is anything else coming off?

SAMI REAL

No other request to pull any routine items off.

TICK SEGERBLOM

All right, seeing no one for public comment. We'll close the period for public comment and turn it over to the Director.

SEC. 3. AGENDA

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

ACTION: APPROVED.

SAMI REAL

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

Hold to the May 7, 2025, Zoning meeting:

- Item 17, ZC-25-0134
- Item 18, VS-25-0136
- Item 19, UC-25-0135
- Item 21, ZC-25-0171
- Item 22, VS-25-0173
- Item 23, DR-25-0172
- and Item 27, UC-25-0033

Hold to the May 21, 2025, Zoning meeting:

- Item 5, ET-25-400023 for UC-23-0031
- Item 9, UC-25-0116
- Item 29, UC-25-0169
- and Item 75, AG-25-900254

Hold to the June 4, 2025, Zoning meeting:

- Item 51, PA-25-700008
- Item 52, ZC-25-0107
- and Item 53, DR-25-0108

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 5, 9, 17, 18, 19, 21, 22, 23, 27, 29, 51, 52, 53, and 75, the agenda stands ready for your approval.

MOTION

MICHAEL NAFT

Mr. Chairman, in addition to the changes that were read into the record, I would ask that Item 70 through 72 be advanced after Item 28. And if there is nothing further, I'd move for approval.

TICK SEGERBLOM

There's a motion for approval. Cast your vote. And so, Director Real, we'll hear those items first when we come to the regular meeting.

SAMI REAL

So, when we get to Item 28, we'll hear items — I wrote them down, my apologies.

MICHAEL NAFT

70 to 72 —

SAMI REAL

70 to 72, right after Item 28.

TICK SEGERBLOM

Great, thank you. All right, there's a motion, cast a vote.

VOTE

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

VOTING NAY: None

ABSENT: April Becker

ABSTAIN: None

TICK SEGERBLOM

Motion passes. And Commissioner Becker is excused. I think she may have gone to Japan.

APRIL BECKER

Can you hear me?

TICK SEGERBLOM

Oh, there you are.

APRIL BECKER

Yes.

TICK SEGERBLOM

So, you're not excused. Did you vote for the motion for the agenda?

APRIL BECKER

Yes.

TICK SEGERBLOM

Okay, great. Thank you.

3. [Approval of minutes. \(For possible action\)](#)

ACTION: APPROVED.

SAMI REAL

The third item on the agenda is the approval of the minutes. The minutes of the March 19, 2025, Zoning meeting are ready for approval.

DEPUTY CLERK

And Mr. Chair, pardon? That we will need to take the vote again just to indicate that Commissioner Becker — apologies on that. We can click onto the item again.

MOTION

MICHAEL NAFT

I move for the approval of the agenda with the changes that were read into the record and the additional items being taken out of order.

TICK SEGERBLOM

All right, cast your votes and Commissioner Becker cast your vote.

APRIL BECKER

My vote is yes.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

All right. And that vote is unanimous. Thank you.

SAMI REAL

Next is the third item on the agenda, which is the approval of the minutes, the minutes of the March 19, 2025, Zoning meeting are ready for approval.

MOTION

WILLIAM MCCURDY II

Mr. chair, I move for approval.

TICK SEGERBLOM

There's a motion to approve the agenda, cast your vote.

APRIL BECKER

Becker is yes.

WILLIAM MCCURDY II

That was the minutes.

TICK SEGERBLOM

Yeah, that was the minutes. All right. Okay.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

The minutes passed unanimously. Thank you.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 26

SAMI REAL

Next are the routine action items, which consists of Items 4 through 26, except those items previously deleted and Item 12, which will be pulled and heard separately. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for approval.

MOTION

WILLIAM MCCURDY II

Move for approval of the routine action items.

TICK SEGERBLOM

There's a motion to approve the routine items. Cast your vote.

APRIL BECKER

Becker is yes.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion is unanimous approved. Thank you.

4. ET-25-400022 (ZC-22-0103)-MERCURY STORAGE 6, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway departure distances.

DESIGN REVIEW for a proposed mini-warehouse building on 3.5 acres in a CG (Commercial General) Zone. Generally located on the north side of Ford Avenue and the east side of Las Vegas Boulevard South within Enterprise (description on file). MN/dd/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until May 5, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

5. ET-25-400023 (UC-23-0031)-MIRAGE PROPCO, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) high impact project; 2) resort hotel; 3) public areas including but not limited to: casino, showrooms, theater, retail, restaurants, offices, pharmacy, personal services, art gallery, live entertainment, night clubs, indoor and outdoor dining and drinking, and alcohol sales (package liquor, beer and wine); 4) associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa, fitness center and daycare; and 5) deviations as depicted per plans on file.

DEVIATIONS for the following: 1) increase building height; 2) reduce height/setback ratio; 3) encroachment into airspace; 4) reduced loading spaces; 5) allow primary access into portions of the building from the exterior of the resort hotel; 6) alternative landscaping and pedestrian realm; and 7) all other deviations as depicted per plans on file.

WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.

DESIGN REVIEWS for the following: 1) high impact project; 2) resort hotel with all associated and accessory uses, structures, and incidental buildings and structures; and 3) finished grade on 69.8 acres in an CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,300 feet south of Spring Mountain Road within Paradise. TS/my/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 21, 2025, PER THE APPLICANT).

6. ET-25-400024 (ZC-21-0095)-COLLABORATION CENTER FOUNDATION, INC.:

ZONE CHANGE THIRD EXTENSION OF TIME to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.

USE PERMITS for the following: 1) major training facility; 2) recreational facility with temporary commercial outdoor events; and 3) live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce separation from a temporary commercial outdoor event to a residential use; 3) reduce separation from outdoor live entertainment to a residential use; and 4) allow modified driveway design standards.

DESIGN REVIEW for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider. Generally located on the north side of Windmill Lane and the east side of Gagnier Boulevard (alignment) within Spring Valley (description on file). MN/jm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until April 21, 2027 to commence Building 4 unless extended with approval of an extension of time;
- Until April 21, 2026 to review the application or the application will expire;

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

7. ET-25-400026 (ZC-20-0598)-RIVERVIEW LVB DEVELOPMENT, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) reduce the separation between on-premises consumption of alcohol establishments (taverns) to a residential use (multi-family); 2) reduce the separation between outside dining, drinking (taverns), and cooking to a residential use (multi-family); and 3) permit outside dining, drinking and cooking in conjunction with a tavern.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping adjacent to a less intensive (multiple family) use; 2) eliminate street landscaping; 3) increase building height; and 4) allow non-standard improvements within the right-of-way (Las Vegas Boulevard South).

DESIGN REVIEWS for the following: 1) shopping center; and 2) finished grade on a 7.5 acre portion of 15.32 acres in a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise (description on file). MN/tpd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until February 17, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

8. ET-25-400027 (WS-22-0674)-TIGER REAL ESTATE, LLC:

WAIVERS OF DEVELOPMENT STANDARD FIRST EXTENSION OF TIME for the following: 1) eliminate street landscaping; 2) increase wall height; and 3) waive off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

DESIGN REVIEWS for the following: 1) single-family development; and 2) finished grade on 2.5 acres in an RS20 (Residential Single-Family 20) within the Airport Environs (AE-60) and in the Neighborhood Protection (RNP) Overlays. Generally located on the west side of Lindell Road, 330 feet south of Russell Road within Spring Valley. MN/na/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until February 22, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

9. UC-25-0116-TYEB, LLC:

HOLDOVER USE PERMIT for a restaurant.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) reduce throat depth.

DESIGN REVIEW for modifications to an existing office/warehouse and retail center on 2.5 acres in an IL (Industrial Light) Zone. Generally located on the north side of Spring Mountain Road and the west side of Sammy Davis Jr. Drive within Paradise. TS/hw/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 21, 2025, PER THE APPLICANT).

10. VS-25-0178-MAVERIK, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Bonita Vista Street, and between Russell Road and Spanish Ridge Avenue within Spring Valley (description on file). JJ/dd/kh (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.

11. WS-25-0177-MAVERIK, INC.:

WAIVER OF DEVELOPMENT STANDARDS for reduced driveway departure distance.

DESIGN REVIEW for a gasoline station and convenience store on a 1.64 acre portion of 2.82 acres in a CG (Commercial General) Zone. Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/dd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge the design review from UC-22-0319;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-site improvements.

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 #0252-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

12. WS-24-0433-HAPPY MINER, LLC:

AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height (no longer needed); 2) reduce parking lot landscaping (no longer needed); 3) setbacks (no longer needed); and 4) alternative driveway geometrics.

DESIGN REVIEW for a motel on 2.16 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Desert Inn Road and Pawnee Drive within Winchester. TS/bb/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 7, 2025, PER THE APPLICANT).

SAMI REAL

Next is Item 12, WS-24-0433. Amended holdover waivers of development standards for the following: increase fence height, which is no longer needed; reduce parking lot landscaping, no longer needed; reduce setbacks, no longer needed; and alternative driveway geometrics. Design review for a motel on 2.16 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Desert Inn Road and Pawnee Drive within Winchester.

TICK SEGERBLOM

Good morning.

KERRY SHAHAN

Hi, good morning. My name is Kerry Shahan, Architect representing the project. It was our intention, actually, to hold this item and not have it heard today. That's the letter that we had submitted yesterday.

TICK SEGERBLOM

All right. Did you know how long you wanted to hold it?

KERRY SHAHAN

I think we'd like to hold it at least to the next meeting.

TICK SEGERBLOM

Okay, that's fine with me. So is that okay, Ms. Real?

SAMI REAL

So, that would be held to the May 7, Zoning meeting.

TICK SEGERBLOM

All right. And hopefully, you'll come meet with me.

KERRY SHAHAN

Yeah, I would like to do that. I appreciate it.

TICK SEGERBLOM

All right. We're going to hold that item. Thank you.

KERRY SHAHAN

All right, thank you very much.

MOTION

WILLIAM MCCURDY II

Mr. Chair. I move to hold the item until May 7, 2025.

TICK SEGERBLOM

All right, there's a motion to hold the item until next month. Cast your vote.

APRIL BECKER

Becker, yes.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

**Vote taken for Item 12 prior to Item 28 applicant presentation.*

13. ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: HOLDOVER ZONE CHANGE to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-09-403-026 and APN 177-09-403-029; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0502-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

14. VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Windmill Lane located between Haven Street and Rancho Destino Road (previously not notified) within Enterprise (description on file). MN/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project.
- 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

15. WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping (no longer needed); 2) reduce buffering and screening (no longer needed); 3) increase maximum parking (no longer needed); 4) reduce drive-thru distance to properties subject to residential adjacency; and 5) allow an attached sidewalk (no longer needed).

DESIGN REVIEW for a commercial development on 3.89 acres in a CG (General Commercial) Zone.

Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (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, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Southern Nevada Health District (SNHD) – Engineering

- Applicant is advised that there are active septic permits on APN 177-09-403-026 and APN 177-09-403-029; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0502- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

16. TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (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;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- 90 days to record said separate document for the Duck Creek/Blue Diamond, Bermuda to Las Vegas Boulevard improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)

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

17. ZC-25-0134-GRIMM NORTON 4, LLC:

ZONE CHANGE to reclassify 6.05 acres from an RM50 (Residential Multi-Family 50) Zone to a CR (Commercial Resort) Zone. Generally located on the north side of Royal Crest Circle and the west side of University Center Drive within Paradise (description on file). TS/rk (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 7, 2025, PER THE APPLICANT).

18. VS-25-0136-GRIMM NORTON 4, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sierra Vista Drive and Royal Crest Circle, and between University Center Drive and Palos Verdes Street (alignment); a portion of right-of-way being University Center Drive located between Sierra Vista Drive and Royal Crest Circle; and a portion of right-of-way being Royal Crest Circle located between University Center Drive and Palos Verdes Street (alignment) within Paradise (description on file). TS/lm/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 7, 2025, PER THE APPLICANT).

19. UC-25-0135-GRIMM NORTON 4, LLC:

USE PERMIT for a hotel with a mixture of transient and non-transient uses.

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

DESIGN REVIEW for a proposed hotel and modifications to an existing parking garage on a portion of 8.51 acres in a CR (Commercial Resort) Zone. Generally located on the west side of University Center Drive and the north side of Royal Crest Circle within Paradise. TS/lm/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 7, 2025, PER THE APPLICANT).

20. ZC-25-0170-HERNANDEZ-AQUINO, ALEX & HERNANDEZ, GLADIS:

ZONE CHANGE to reclassify 0.36 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone. Generally located on the north side of Sahara Avenue and the east side of Lamont Street within Sunrise Manor (description on file). TS/rk (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

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

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 7, 2025, PER THE APPLICANT).

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 7, 2025, PER THE APPLICANT).

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 7, 2025, PER THE APPLICANT).

24. ORD-25-900015: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Millrose Properties Nevada LLC for a single-family residential development on 2.5 acres, generally located east of Grand Canyon Drive and north of Gomer Road within Enterprise. JJ/tpd (For possible action)

ACTION: ADOPTED (ORDINANCE 5237).

25. ORD-25-900060: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KRLJ 3, LLC for a single-family residential development on a 9.26 acre portion of 11.35 acres, generally located west of Valley View Boulevard and south of Serene Avenue within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5238).

26. ORD-25-900146: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc. for a single-family subdivision on 5.1 acres, generally located west of Valley View Boulevard and south of Le Baron Avenue within Enterprise. JJ/dd (For possible action)

ACTION: ADOPTED (ORDINANCE 5239).

SEC. 5. NON-ROUTINE ACTION ITEMS 27 THROUGH 83

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

HOLDOVER USE PERMIT for a vehicle wash.

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 7, 2025, PER THE APPLICANT).

28. UC-25-0120-WINDMILL & PLACID, LLC:

USE PERMIT to allow outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow outdoor storage as a primary use adjacent to a residential use; 2) allow existing attached sidewalks to remain; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed outdoor vehicle storage facility on 3.91 acres in a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane and the east side of Placid Street within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge the use permit, waivers of development standards, and design review portions of ZC-23-0207;

- No vehicle maintenance and repair is allowed on the site, except for windshield repair and paintless dent removal;
- The aboveground fuel tank's capacity will be less than 1,000 gallons;
- The exterior elevation of the office building will be stucco;
- All vehicles shall remain in an operable condition;
- 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;
- The applicant will file a vacation application for the proposed detached sidewalks;
- Reconstruct any unused driveways with full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond improvement project;
- 90 days to record said separate document for the Duck Creek/Blue Diamond improvement project.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

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

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 #0092-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

SAMI REAL

Next is Item 28, UC-25-0120. Use permit to allow outdoor storage. Waivers of development standards for the following: allow outdoor storage as a primary use adjacent to a residential use; allow existing attached sidewalks to remain; and alternative driveway geometrics. Design review for a proposed outdoor vehicle storage facility on 3.91 acres in a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane and the east side of Placid Street within Enterprise.

DEPUTY CLERK

Mr. Chair, pardon? We are still waiting for a vote on Item 12.

TICK SEGERBLOM

We all cast our votes. In the booth, can you calculate that?

DEPUTY CLERK

Okay.

TICK SEGERBLOM

And Commissioner Becker, did —

VOTE FOR ITEM 12

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

JIM GIBSON

It was me.

TICK SEGERBLOM

Oh. Commissioner Gibson was guilty.

JIM GIBSON

It was confidential.

TICK SEGERBLOM

Oh, sorry.

SAMI REAL

Sorry. Do you need me to read in Item 28 again or we're good? Okay, just want to clarify.

TICK SEGERBLOM

No. Good morning.

BOB GRONAUER

Good morning, Mr. Chairman, and Commissioners. My name is Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing the applicant on this matter, which is Enterprise Leasing. This is an application that's before you that has a use permit and waiver of development standards. This is going to be a facility for what we call a remarketing facility where once when the life span of the rental cars is finished, it comes to a facility such as this, and within two to three weeks it gets sold through auctions or through online sales.

The location of the property is approximately four acres of property. It's on the north side of Windmill. You have Placid to the west, Fairfield to the east. The properties currently zone for neighborhood commercial for these types of uses for commercial. When you take a look at the site plan, we've had a neighborhood meeting and a couple of Town Board meetings where when we first started off at the first

neighborhood meeting, we had about 30 people at that meeting addressing — trying to address all their concerns. By the time we ended up at the Town Board, we had a couple neighbors last week with respect to still trying to address some of their concerns.

So, what I'd like to do is, I show you the site plan with the landscaping here. There's a few things that I want to point out with respect to the use. Number one, as we're designing the use here, what we're proposing here is an eight-foot wall along the northern boundary here where we have some residential lots, existing neighbors. I believe there may be in the audience today, one of the husband and wife that lives adjacent to this property here. That's where we're putting that eight-foot block wall on our property and obviously intense landscaping along the north property line.

The other thing that I want to point out on the plan here is we do not have any ingress or egress on the Fairfield. Neither do we have any ingress or egress on Placid Street. All access to and from the property is going to be on Windmill Lane. With respect to the building, we have a one-story office building. It's about 11 feet in height. I'm going to add a condition at the end of this is where it's going to be stuccoed for the elevation.

Hours of operation. This is not a 24-hour use. Hours of operation is Monday through Friday, 7 a.m. to 5 p.m. On off hours, we will have security on the property, which is typical for these type of facilities. There are no speakers on this property. Again, this is just for the storage of vehicles. From a lighting perspective, we do have low-level lighting with respect to the property, which is no different than what we have with our other facilities throughout the County.

One of the things that came up in our discussions with the neighbors and at the Town Board is what type of repair do you do on this property. There is no general auto repair, which means there's no oil changes, no changes of transmissions, no changes of tires. If anything needs to be redone in that stage, that gets moved to a different property within the County. So those type of services are done there.

However, on the property, what we do have is what we call reconditioning, which is window replacement such as, Safelite coming to the property, which is no different than what you may do with your own house. So, we do have that type of window replacement if need be. And also, we have a paintless dent removal, which is no different again, that if they come to your house, which is one of those types of services. So, those are just the only two types of repairs for clarification. And I'll put that in as a condition at the end of my presentation with respect to what we can and cannot do on the property.

With respect to the application for the waiver development standards, we are going to withdraw Item number 2, that is where the requirement for detached sidewalks. So, we will be doing detached sidewalks on the entire property. We already have some sidewalks, I believe, on Windmill that's existing. So, we're going to pull those out and make those detached.

With respect to Item number 3 of the waiver development standards, staff is recommending approval of our throat depth waiver development standard as you can see on these two driveways here. And then also, and I want to thank Antonio and JaWaan for the quick responses in between Town Boards. We made some changes to our site plan where we're putting in a right turn pocket in this area. So, they reviewed that fairly quickly and I believe we have staff's recommendation or support for that change because we had a distance reduction in the approach distances in this area here. And because of putting this in this area here, Public Works is comfortable with those waiver of development standards.

Two things I want to make known for the record and that's come up also throughout the neighborhood meetings and Town Board meetings is number one, coming in and out of these driveways, there's no violation of sightline visibility. We actually will meet sightline visibility. And the second thing is, we had

our engineer do this again last night and we can still provide this to Public Works, is the radius turn for the trucks that will be coming in and out of these driveways, we meet those radius turns on there with respect to the AutoCAD (Computer-Aid Design) that's been done by our engineer.

With that being said, I have a couple questions, excuse me, a couple conditions with respect to what we'd like to put into the record. We submitted these earlier to your staff, but I'd like to read these in what we're offering. The first condition that we're offering is that the above ground fuel tank capacity will be less than 1000 gallons; no vehicle repair is allowed on the site except for windshield repair and paintless dent removal. The third condition would be that the exterior elevation of the office building will be stucco; and then the last one is to address the detached sidewalks, is that the applicant will file a vacation application for the proposed detached sidewalks. So those are the four conditions that we would ask that you put on this application if you're recommending approval. And I'm here to answer any questions that you may have.

TICK SEGERBLOM

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

MICHAEL NAFT

Thank you, Mr. Chairman. Just wanted to ask some folks here to confirm a couple of things that were put on the record that neighbors had talked to me about. Mr. Papazian, if you could speak to the radius turn particularly on the egress?

ANTONIO PAPAIZAN

Thank you, Commissioner. The ingress and egress follow the standard drawings. This driveway is no different than a gas station that has a double tanker trailer either pulling in or pulling out. So, the drive aisle is 34 feet, so when they're exiting their commercial subdivision, there's plenty of room not only on the drive aisle but the radius of the egress to make the turn safely.

MICHAEL NAFT

Excellent, thank you. Ms. Real if you could speak to the lighting. Their lighting would be required by code to be shielded and low level?

SAMI REAL

That is correct. I also would like to ask for clarification for the condition that was read into the record with regards to vehicle repair. So, if the idea would be to also limit things like oil changes, then I would recommend that the condition be modified to say no vehicle maintenance or repair is allowed with the exception of the windshield and the paintless dent removal.

BOB GRONAUER

That's fine. Yeah, that's better. That's better than how we wrote it.

MICHAEL NAFT

She usually improves things.

BOB GRONAUER

She's way better than I on these, so I'm good.

MOTION

MICHAEL NAFT

Okay, thank you. And then just to point out, you're withdrawing waiver of development standard number 2, which is to say that attached sidewalks even where there are attached sidewalks, applicants have been willing to replace them with detached sidewalks. I think that checks everything on my list. So with the four additional conditions that have been read into the record and the one amendment by Ms. Real, I move for approval of Item 28 with the withdrawal of waiver of development standard number 2.

TICK SEGERBLOM

There's a motion, cast your vote.

APRIL BECKER

Becker, yes.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

BOB GRONAUER

Thank you.

29. UC-25-0169-OBJECT DASH, LLC:

AMENDED USE PERMITS for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce parking lot landscaping (no longer needed); 3) reduce parking; and 4) allow alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Paradise Road, 900 feet north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 21, 2025, PER THE APPLICANT).

30. UC-25-0179-USA:

USE PERMIT for public utility structures (BESS facility, electric substation, and overhead transmission lines) and associated equipment.

WAIVER OF DEVELOPMENT STANDARDS to increase structure height.

DESIGN REVIEW for a proposed public utility structures and associated structures and equipment on a 49.93 acre portion of 637.36 acres in an OS (Open Space) Zone. Generally located on the northwest side of Las Vegas Boulevard North, 4.23 miles southwest of Valley of Fire Road within the Northeast County Planning Area. MK/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Prior to issuance of a building permit, applicant shall provide a mitigation plan to the satisfaction of the current Clark County Fire Chief that could include, but is not limited to, an emergency response plan, a fire protection plan, and a development agreement;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County or provide evidence of an agreement with the Bureau of Land Management which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County or the Bureau of Land Management, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan.
- 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

Clark County Water Reclamation District (CCWRD)

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

SAMI REAL

Now, we're going to move back to Item 30.

- Item 30, UC-25-0179. Use permit for public utility structures (BESS facility, electric substation, and overhead transmission lines) and associated equipment. Waiver of development standards to increase structure height. Design review for proposed public utility structures and associated structures and equipment on a 49.93 acre portion of 637.36 acres in an OS (Open Space) Zone.

Generally located on the northwest side of Las Vegas Boulevard North, 4.23 miles southwest of Valley of Fire Road within the Northwest County—Sorry, Northeast County Planning Area.

TICK SEGERBLOM

Good morning.

ANALIES ROSS-DYJAK

Morning. I don't know if I have this in the right — Oh, there we go. All right. Good morning. Thank you all for being here. My name is Analies Ross-Dyjak. 777 East Ocean Boulevard, Long Beach, California. And I'm here on behalf of Opal Energy Storage, which is a 400-megawatt battery energy storage facility that will be interconnecting into the NV Energy Grid.

All right, just a little background. I'll try to keep this brief. BayWa r.e. is a solar, wind, and energy storage development company and we also are a service provider. So, we have operational assets. We have about 1.2 gigawatts of operational assets across the U.S. and Mexico with a pretty large pipeline of over 11 gigawatts in development that we are hoping will come online in the next couple of years.

All right, just a little bit about the project. So, it's located off of I-15 in northeastern Clark County. It's just south of the Crystal Substation in this region that's kind of known as Solar Alley. So, there's a lot of utility scale solar projects in this area. You can kind of see in this picture, this is the Arrow Canyon Solar Project to the northwest, and then not pictured, Gemini is to the southeast just across I-15. So, Opal is located in a great location for NV Energy's grid to help support the Crystal Substation.

All right. It is a 400-megawatt project like I said. So, it's one of the larger projects in our development portfolio and it has the ability to power 120,000 homes for a duration of four hours. Like I said, it's an NV Energy or it will interconnect into the NV Energy system with construction starting in 2028 and operations in 2029.

And then I think maybe you guys are all aware of just the general technology of battery storage, but otherwise, I'll just give a quick overview. So, basically, batteries help to supply energy in a time of peak demand. So, it's kind of a tool in NV Energy's tool belt that they can use in times of high demand. So, when people get home from work, at the end of the day, it's to their disposal to be able to maintain grid reliability by switching on the battery.

Like I mentioned, this is going to be interconnecting into NV Energy's grid. So, one of the things that we spoke about with Commissioner Kirkpatrick is projects in Southern Nevada exporting energy out of state to California. And this is going to stay local to Southern Nevada, like I said, interconnecting into NV Energy's grid. And we're also pursuing off-take with NV Energy as part of their active solicitation.

MARILYN K. KIRKPATRICK

Can I stop you? I feel like you're maybe legally going to get yourself in a weird spot. So, you currently don't have a PPA (Power Purchase Agreement) agreement with NV Energy because solicitations are going out. Correct?

ANALIES ROSS-DYJAK

Yeah. Yeah.

MARILYN K. KIRKPATRICK

Well, you might want to say that because what you're implying to everybody on this Board is you and NV Energy got it all done and you don't.

ANALIES ROSS-DYJAK

Okay. Yeah, that's correct. Yeah.

MARILYN K. KIRKPATRICK

Well, you might want to state the correct situation.

ANALIES ROSS-DYJAK

Yeah. So, I guess maybe going back, we have an interconnection agreement with NV Energy's transmission team. So, we're on the —

MARILYN K. KIRKPATRICK

Which is nothing more than, hey, we'll call you when the RNP goes out, correct?

ANALIES ROSS-DYJAK

Well, it's mostly the intention that we're going to develop and operate this project. So, we have to —

MARILYN K. KIRKPATRICK

But NV Energy still has to — you're talking to a whole bunch of prior legislators, right? So, we understand the PCUN (Public Utilities Commission of Nevada) situation, the RNP process. So, come on, wrap it up so we can get to the nuts and bolts.

ANALIES ROSS-DYJAK

Okay. Yeah, so we don't have an off-take agreement with NV Energy yet, but we're part of the active solicitation. Going on to community benefits. So, we're committed to using union labor for this project. We've started those conversations with IBEW (International Brotherhood of Electrical Workers) 357. We're also hoping to offer some sort of first responder training. We have Energy Safety Response Group with us here today. Brian Scholl, he was with Phoenix Fire for over 20 years and he's now kind of the specialist in terms of everything battery safety.

And then also, based on what we know about projects in the area, we're fully anticipating our support of some sort of Clark County fire mitigation fee. So, I think that's something that we've brought up with Commissioner Kirkpatrick, but we're excited to continue to talk about that. All right.

TICK SEGERBLOM

Does that complete your presentation?

ANALIES ROSS-DYJAK

Yes.

TICK SEGERBLOM

All right. This is a public hearing. Anyone here wishing to speak on this item? All right. Seeing no one here, we'll close the public hearing and turn it over to Commissioner Kirkpatrick. It seems like she's loaded for bear today so watch out.

MARILYN K. KIRKPATRICK

I'm trying not to be, but here's the thing, and I want to get all your questions answered today because you are persistent, which is great for your company, but a thorn in my side, right? So, I want to answer all your questions because if my word's not good enough and you keep calling me twice a day, three times a week, I am frustrated with you, right?

ANALIES ROSS-DYJAK

Okay. I'm sorry.

MARILYN K. KIRKPATRICK

Well, you're not the first one. I don't know what it is with the solar companies that come from California. They think if they browbeat me and they have 10 people call me, I'm going to change my mind on something. That's not the way to do business in District B. So don't leave here today without any questions answered because I'm not answering your call for at least a month because I've talked to you enough times.

So one, we understand, and we are within the corridor, and we understand how the PPA (Power Purchase Agreement) stuff works. As I said, I was going to ask for a four-year agreement, so you don't got to come back because you are speculative and you're not ready and all those good things because you still have to go through that process. So, my word is good, that is my condition.

My second thing that I said is I was going to talk to the fire chief. The fire chief is busy. I have to wait on him to call me back. And I know that you kept sending me stuff, I understand, but the fire chief's opinion is more important to me than anything because truth be told, this is in no man's land for us. This is in the middle of nowhere. It's 25 minutes for Moapa Volunteer Fire Department to get to and it's 25 minutes for Clark County Fire Department to get to. So, I needed to wait for the fire chief to call me.

So, the condition that the fire chief would like to be is this. Outside of your community benefits, please take that down, it irritates me. So we want a condition that says, prior to commencement of going to get your building permits, so that means don't call him tomorrow, don't call him two weeks from now, call him when you're ready, and we'll tell you how to do that, that we would like a condition to read that you'll be subject to a mitigation plan per the current fire chief, because fire chief today will likely be retired by the time you are ready. That will include things but not limited to, an emergency response plan, a fire protection plan, and could be a potential development agreement. Are you okay with that condition?

ANALIES ROSS-DYJAK

Yes.

MARILYN K. KIRKPATRICK

Okay, good answer. And the reason for that is because you and I both know technology is going to change. You and I both know that the Feds are going to do something on requirements, so I'm not putting something in. And I appreciate that you offered \$70,000, but I may want \$5 million at that time, right? Depends on what's happening, or I may not need anything. So, as I said in our meeting, the broader the better because then we can work together. I won't be in this seat by the time you're ready to go, so the next person can make sure that fire protection is covered and that there's an emergency management plan. So, are we clear?

ANALIES ROSS-DYJAK

Yes.

MARILYN K. KIRKPATRICK

You lose my phone number, I'll lose yours, we'll be good to go?

ANALIES ROSS-DYJAK

Yes.

MARILYN K. KIRKPATRICK

Perfect.

ANALIES ROSS-DYJAK

You won't see me for a while.

MARILYN K. KIRKPATRICK

Okay, great.

ANALIES ROSS-DYJAK

I promise.

MOTION

MARILYN K. KIRKPATRICK

Okay, so with that, that is my motion. Mr. Chair.

SAMI REAL

Sorry, Commissioner Kirkpatrick, I apologize. You said something about —

MARILYN K. KIRKPATRICK

Well, you asked the questions too.

SAMI REAL

I know, sorry —

MARILYN K. KIRKPATRICK

Everybody get their questions out —

SAMI REAL

You said you wanted to add a condition, something about four years and I didn't catch the second part of that.

MARILYN K. KIRKPATRICK

So, the first condition would be that this is good for four years, so they don't have to keep coming back for an extension of time, because this Board doesn't want to hear it. And then two, is the mitigation plan per the fire chief, which would include but not limited to.

SAMI REAL

I got the second one. It was the first one I didn't fully get. Thank you.

TICK SEGERBLOM

All right. Anyone else want to make a comment? Seeing no one we'll close the vote. There's a vote, cast your vote.

APRIL BECKER

Becker. Yes.

VOTE

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

TICK SEGERBLOM

That motion passes. Thank you.

ANALIES ROSS-DYJAK

Thank you.

TICK SEGERBLOM

Welcome to Nevada.

(Companion Items 31, 32, and 33)

31. VS-25-0176-NALA PROPERTIES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Conquistador Street (alignment), and between Ford Avenue and Pebble Road; and a portion of right-of-way being Pebble Road between Fort Apache Road and Conquistador Street within Enterprise (description on file). JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 32 AND 33).

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

- Right-of-way dedication to include 25 feet to the back of curb for Pebble Road;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Blue Diamond Wash Trail improvement project;
- 90 days to record said separate document for the Blue Diamond Wash Trail improvement project;
- Vacation shall not record until the area needed for drainage purposes is dedicated in fee to Clark County Public Works;
- Coordinate with Public Works - Development Review Division to revise the legal description to exclude the area needed for drainage purposes;
- Any area needed for drainage purposes shall be dedicated in fee to Clark County Public Works;

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

Fire Prevention Bureau

- 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.

SAMI REAL

Next are companion Items 31 through 33.

- Item 31, VS-25-0176. Vacate and abandon easements of interest to Clark County located between Fort Apache Road and Conquistador Street (alignment), and between Ford Avenue and Pebble Road; and a portion of right-of-way being Pebble Road between Fort Apache Road and Conquistador Street within Enterprise.
- Item 32, WS-25-0175. Waivers of development standards for the following: increase retaining wall height; increase fill height; eliminate street landscaping; and alternative driveway geometrics. Design reviews for the following: hillside development; and proposed single-family residential development on 23.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive.
- Item 33, TM-25-500040. Tentative map consisting of 122 single-family residential lots on 23.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the east and west sides of Grand Canyon Drive within Enterprise.

TICK SEGERBLOM

Good morning.

STEPHANIE GRONAUER

Good morning, Mr. Chair. Commissioners, Stephanie Gronauer, 1980 Festival Plaza Drive, here on behalf of the applicant, D.R. Horton. If I could direct your attention to the overhead. This property is located on the

north side of Pebble Road, it's just to the west of Fort Apache. We've actually been here before on behalf of another applicant rezoning the property. It's currently master planned and already zoned for mid-intensity, as you can see here, as well as RS3.3. It is adjacent to an RNP, you can see to the west and to the south, and so we've put together a site plan that does buffer that RNP, and this is the plan that's before you today. So, we don't have the zone change, it's just a set of waivers and the tentative map that's before you and the design review.

This is 122 lots that are proposed with a couple access points on Pebble Road. We are withdrawing waiver number 4B, which was on lot 59. It was a reduced driveway separation, so we will withdraw that 4B waiver. We appreciate Public Works working with us on that. We do have the radius waiver that remains and we have promised Public Works we will try to get rid of that waiver in the future on this project. It's just a bit of a constrained site as you can see and so we would appreciate that approval on the radius.

On the site plan you can see as I mentioned, we're buffering the west perimeter with over 10,000 square foot lots. Those will also be one-story homes on that western perimeter. We also have some homes that are fronting out onto Pebble just on this western portion that's adjacent to the RNP. That requires the

waiver for the landscaping for the detached sidewalk just in those front yards. But we will have a detached sidewalk all along Pebble. You can see there's a nice open area here. This site is significantly constrained with topography issues because we're right on the mountain and we're adjacent to the flood channel to the north, but we have a great open space area with two connection points to that future trail, which will be a really cool amenity not just for this community but also the residents in the entire area, and we'll be dedicating that to Public Works as well to facilitate that trail.

Other than that, I'm happy to answer any questions. This project is an improvement and actually, on what has been previously approved and contemplated in the area. D.R. Horton developed the project just to the south of it and worked very closely with the neighbors. In fact, they vacated park which was an important piece for this neighborhood and they're excited to hopefully develop out the northern side. So, we would very much appreciate your approval and I'm happy to answer any questions.

TICK SEGERBLOM

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

JUSTIN JONES

Thank you, Mr. Chairman. Thank you, Ms. Gronauer. Mr. Papazian, any comments? Are we good?

ANTONIO PAPAZIAN

No sir, we're good, thank you.

MOTION

JUSTIN JONES

Great. All right with that, I appreciate you working with Public Works to resolve the outstanding issues and we'll move for approval of agenda Items 31, 32, and 33 with the withdrawal of waiver 4B.

TICK SEGERBLOM

There's a motion. Cast your vote.

APRIL BECKER

Becker. Yes.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

STEPHANIE GRONAUER

Thank you very much.

32. WS-25-0175-NALA PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following 1) increase retaining wall height; 2) increase fill height; 3) eliminate street landscaping; and 4) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) hillside development; and 2) proposed single-family residential development on 23.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 31 AND 33).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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 Pebble Road;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Blue Diamond Wash Trail improvement project;
- 90 days to record said separate document for the Blue Diamond Wash Trail improvement project;
- Applicant to install "No Parking" signs in the development where waivers are being requested;
- Any area needed for drainage purposes shall be dedicated in fee to Clark County Public Works;
- 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 devices.

Fire Prevention Bureau

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

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 #0241-2024

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

WAIVER OF DEVELOPMENT STANDARDS #4B WAS WITHDRAWN.

33. TM-25-500040-NALA PROPERTIES, LLC:

TENTATIVE MAP consisting of 122 single-family residential lots on 23.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 31 AND 32).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge TM-22-500076.
- 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 Pebble Road;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Blue Diamond Wash Trail improvement project;
- 90 days to record said separate document for the Blue Diamond Wash Trail improvement project;
- Applicant to install "No Parking" signs in the development where waivers are being requested;
- Any area needed for drainage purposes shall be dedicated in fee to Clark County Public Works;
- 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 devices.

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.

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.

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 #0241-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 34 and 35)

34. WS-25-0185-RAINBOW ACRES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase fill height; 3) increase wall height; 4) allow attached sidewalks; and 5) waive off-site improvements (curb, gutter, streetlights, and partial paving); and 6) waive full off-site improvements.

DESIGN REVIEW for a proposed single-family residential development on 4.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southeast corner of Farm Road and Rainbow Boulevard within Lone Mountain. MK/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 35).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Wall to be topped with a decorative cap along the eastern and southern property lines;
- Single-story homes only;
- No homeowners association;
- 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

- Unimproved 10-14 foot wide horse trail to be provided along Rainbow Boulevard and Farm Road;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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 for any sanitary sewer needs, to 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.

SAMI REAL

Next are companion Items 34 and 35.

- Item 34, WS-25-0185. Waivers of development standards for the following: reduce setback; increase fill height; increase wall height; allow attached sidewalks; and waive off-site improvements (curb, gutter, streetlights, and partial paving); and waive full off-site

improvements. Design review for proposed single-family residential development on 4.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southeast corner of Farm Road and Rainbow Boulevard within Lone Mountain.

- Item 35, TM-25-500042. Tentative map consisting of 8 single-family residential lots on 4.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southeast corner of Farm Road and Rainbow Boulevard within Lone Mountain.

TICK SEGERBLOM

Good morning.

ROBERT CUNNINGHAM

Good morning. Robert Cunningham, 6030 South Jones Boulevard with Tanning Engineering representing Shawood, the proposed developer of the site. What we have is a five-acre site approximately located on the southeast corner of Rainbow, which runs north south here, and Farm. We're proposing an eight-lot development right here with an access proposed from Rainbow. All the lots meet the lot size requirements of code.

We are asking for a few waivers. Specifically we're asking for waivers of off-site improvements on Farm and Rainbow. There's currently an equestrian trail that runs up Rainbow. We plan to continue that same equestrian trail along our Rainbow frontage. Along Farm, we are proposing to match into the standards that are constructed along Farm, which is just a asphalt road with roadside swale and dirt on the sides. We're proposing a 10-foot landscape strip on Farm and on Rainbow on our own property.

And we're also asking for a slight increase in the amount of fill allowed to about three and a half to four feet. This property currently doesn't have positive drainage. It ponds in this general area here. In order for us to meet drainage requirements and drain the site back to Farm, it's necessary for the area in this far east side to be raised to about four feet in elevation in a couple areas. We're also asking for the retaining wall adjacent to that to be elevated to up to four feet in this general area as well.

We did have approval from Town Board requesting us to have a neighborhood meeting. We held a neighborhood meeting and discussed alternative entrances to the site but due to time constraints and other things, it was necessary that we proceed forward with this plan here that's before you today. This is what we would like to have heard and approved.

I'd be happy to answer additional questions and I have very big details on the houses if you guys would like to see them. These are 3,500 square feet to 4,500 square foot homes that we'll start in the approximate \$1.75 - \$1.8 million range and move up from there. That's going to conclude my presentation. I'd be happy to answer additional questions. Thank you.

TICK SEGERBLOM

Thank you. This is a public hearing, anyone here wishing to speak on the item? Seeing no one. Will close the public hearing. Turn over to Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK

Thank you, Robert. So, we are not opposed to the waivers and for the simple fact that we're pretty consistent in this area, single-story, no HOA (Homeowners Association), 10 to 14 foot horse trail, whatever it is right there, that it's consistent, because we want to maintain the rural lifestyle. And I like to be consistent for Public Works because we don't like to have residents exit out onto major thoroughfares. And if you've ever been on Farm Road, it is not 45 miles an hour, it's maybe 85 miles an hour, but it's

pretty fast over there. So, we would prefer that they come in and out of Rainbow and that we have the horse trail all the way around because we want to keep the horses away from the traffic.

And so, we have a little over 800 horse riders in that general three miles. So, it's important that the unimproved horse trail exists. Can you just talk to me about the retaining wall? I know some of the residents had a concern on their side what that retaining wall would look like. Typically, on the interior, we don't make you do double landscape, but if it's facing the exterior, then we want a tiered process. But I believe that this is the interior, abutting the current residents that are there?

ROBERT CUNNINGHAM

That is correct. So, along the east side there's currently a semi wall here that's about 6 to 6.5 feet in height, we would be putting, it's mainly in this very south and east portion of the site, a retaining wall that would be about four feet high, on top of that would be a six-foot wall. So, this wall would actually be above the wall. The adjacent property they would see probably about 3 to 3.5 feet of the wall exposed. I did describe this at the neighborhood meeting and the gentleman who lives here was at that meeting, just so you're aware. They do have very mature large pine trees along this property line and the south property line, probably are in the neighborhood of 35 to 45 feet high. It was understood that there would be a wall, a double wall, along that edge condition and there will be a double wall along the south property line upwards of three feet over the adjacent wall.

MARILYN K. KIRKPATRICK

Well, whatever you can do so that it doesn't look like a concrete jungle on the other side, right?

ROBERT CUNNINGHAM

Absolutely. Yeah. We intend to work on trying to match the color of the existing wall so that at least if you're looking at it from a distance, it doesn't appear as there's two walls.

MARILYN K. KIRKPATRICK

And even maybe a decorative cap or something so that it doesn't — I know what it looks like when it's a solid wall and it's not pretty to look at.

ROBERT CUNNINGHAM

Absolutely.

MARILYN K. KIRKPATRICK

So, trees or not. I just want to clarify with Public Works. So, we had a plan that had sidewalks on one side, detached sidewalks on another side and it was a hodgepodge of everything that you were asking waivers of. This is the updated revised plan that matches what we've talked about.

ANTONIO PAPAZIAN

Thank you, Commissioner. With the waiver of off-sites and the horse trail, it matches what we talked about.

MARILYN K. KIRKPATRICK

Okay, perfect. So single-story, no HOA, remember?

ROBERT CUNNINGHAM

Correct, yes. The developer intends to not have an HOA on this community at all and they're all single-story homes that are proposed and that's with the design review being filed today.

MOTION

MARILYN K. KIRKPATRICK

Okay, so my motion is for approval. Are those conditions clear with you Sami?

SAMI REAL

No HOA and single-story?

MARILYN K. KIRKPATRICK

Uh-huh.

SAMI REAL

Did you want to add anything, the discussion, the cap on the wall and —

MARILYN K. KIRKPATRICK

Well, we could add to cap the wall and the back wall, right? And to unimproved horse trail along Rainbow and Farm. We try to stay with the same five conditions in that area and it makes it easy for residents. Okay?

TICK SEGERBLOM

All right everyone get that? There's a motion. Cast your vote.

APRIL BECKER

Becker, yes.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

ROBERT CUNNINGHAM

Thank you.

TICK SEGERBLOM

Thank you.

35. TM-25-500042-RAINBOW ACRES, LLC:

TENTATIVE MAP consisting of 8 single-family residential lots on 4.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southeast corner of Farm Road and Rainbow Boulevard within Lone Mountain. MK/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 34).

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;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to 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.

(Companion Items 36, 37, 38, and 39)

36. PA-25-700003-MADISON PEBBLE, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.50 acres. Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive within Enterprise. JJ/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-4-16-25-1; COMPANION ITEMS 37, 38, AND 39).

SAMI REAL

Next are companion Items 36 through 39.

- Item 36, PA-25-700003. Plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood to Business Employment on 2.50 acres. Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive within Enterprise.
- Item 37, ZC-25-0068. Zone changes for the following: reclassify 2.50 acres from an RS20 (Residential Single Family 20) Zone to an IP (Industrial Park) Zone; and remove the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive within Enterprise.
- Item 38, VS-25-0069. Vacate and abandon easements of interest to Clark County located between Torrey Pines Drive and El Camino Road, and between Pebble Road and Torino Avenue within Enterprise.
- And then Item 39, WS-25-0070. Waivers of development standards for the following: reduce setback; eliminate landscape buffer; reduce parking lot landscaping; increase wall height; and modify residential adjacency. Design review for an office/warehouse and outside storage development on 2.50 acres in an IP (Industrial Park) Zone. Generally located on the north side of Pebble Road and 330 feet east of Torrey Pines Drive within Enterprise.

TICK SEGERBLOM

Good morning.

JENNIFER LAZOVICH

Good morning, Jennifer Lazovich. 1980 Festival Plaza Drive here today on behalf of the applicant. The site is located just north of Pebble Road and to the east of Torrey Pines. Directly across the street is an existing church and then farther south from that is a school. The access to the school generally comes right off of Pebble right in front of the site. And then somewhat recently there is an access point to the school from Torrey Pines.

As I mentioned, here's Pebble Road. If you go just to the east, there's an additional office warehouse uses that are in this area. And then as you move farther east, the now fully opened Jones Road overpass comes over Blue Diamond and touches down right in this location that's fully opened as of a few weeks ago. The proposal before you is for a plan amendment zone change and related applications for an office warehouse. On the north side it is proposed to do, we would build a secondary eight-foot-tall decorative block wall as well as intense landscaping. The access point would be off of Pebble Road. These are small single-story office warehouse buildings with a maximum height of 30 feet. They don't have very many parking spaces as noted in the staff report. For the whole project, there are only, I believe, 32 parking spaces required and 32 parking spaces provided.

On WS-25-0070, we do have some waivers. I would like to indicate that we are withdrawing without prejudice, waiver number 4. Waiver number 4 is to increase the wall height to eight feet where three feet is permitted in the front yard. So that would be here along Pebble Drive. We are withdrawing that waiver. And then with 2A, I'm not entirely sure if that's an amendment, but there is a modification to that. On the east side, we originally didn't show any landscaping where code requires 15 feet. We are now putting in on our side of the wall, 15 feet — or excuse me, seven feet. We are now putting in on our side of the wall, seven feet landscaping on that east boundary. That is for 2A.

The applicant initially went, this is a while ago, went into the community that's to the north of us, kind of door-by-door rather than at the neighborhood meeting, and talked to people about what this single-story office warehouse project would look like. So, the green shows you people that express comfort with that. This is an interesting community to the north of us, it is a house with a detached RV garage. So that's kind of the structures that you see separated on each lot. There's a house and then a detached RV garage. So, with that I'd be happy to answer any questions.

TICK SEGERBLOM

All right, this is a public hearing, anyone here wishing to speak? Please come forward. And there's two microphones if you want to —

NADIA LADKANY

Sure.

TICK SEGERBLOM

Use both of them.

NADIA LADKANY:

Oh, you could use the other one. We are the owner of the next door lot. And so, the lot in question — Okay, my name is Nadia Ladkany, and we are owner of these two lot —

TICK SEGERBLOM

So, I need you to state your name and spell your last name.

NADIA LADKANY

Nadia Ladkany. L-A-D-K-A-N-Y. 11109 Whistling Straits Street, that's our home address, but we own these two lots.

TICK SEGERBLOM

I'm sorry. Speak clearly into the microphone or use one of the standing ones.

NADIA LADKANY

Is it okay now?

TICK SEGERBLOM

Yes.

NADIA LADKANY

Okay. Do I need to repeat my name? Nadia Ladkany. L-A-D-K-A-N-Y. So our —

DR. LADKANY

We're husband and wife. I'm Dr. Ladkany, and we own these two.

TICK SEGERBLOM

You look very similar.

NADIA LADKANY

Okay, so yes, anything in orange. And these are the four maps out of the Clark County Assessor's Office. And you notice the orange is Jones, it's repeated and that's the railroad track. Blue Diamond is coming across in an angle and there is an overpass of Blue Diamond over the railroad and there is an overpass of Jones over the Rainbow. And those two lot are the school and the church and we are facing them. And by having an industrial park right next door, it kind of changed the whole dynamic of the area.

Yes, there is industrial close to the railroad, but I don't think it's reasonable to change those four lots from residential to industrial. The whole area is residential. And if we go west of Torrey Pine, also it's residential all the way to Rainbow. Some high density, some low density. So having a one lot, two and a half acre in the middle of a whole area that is family oriented would be —

DR. LADKANY

The school.

NADIA LADKANY

There is a school on that street, there is no trucks allowed to pass. It's a school zone.

TICK SEGERBLOM

Since there's two of you, we'll give you another three minutes, please set the clock again.

DR. LADKANY

Is time over?

TICK SEGERBLOM

No, you can have three more minutes.

NADIA LADKANY

Okay. There is school, really if you go there in the morning and around dismissal time, you'll see how the parents are lining up the street and having trucks, it says here, no trucks allowed. And it is not a pass to Jones because the underpass is right there for the railroad. So, I think it will change the whole neighborhood. So that's the dead end of Pebble. Pebble is not a go through street.

TICK SEGERBLOM

All right, thank you so much for showing up and making your remarks. Anyone else here wishing —

NADIA LADKANY

I mean, if you look, they're all high density to the west of us, so having industrial doesn't work. There is a lot of family. Thank you.

TICK SEGERBLOM

All right, anyone else here wishing to speak on this item?

DR. LADKANY

Somebody else.

NOREEN ELLIS

Good day, My name is Noreen Ellis. I'm the homeowner of Ghost Pines Court, which is our family residence and also the residential property adjacent to the proposed development. I respectfully submit my concerns for this project. I'm a bit nervous, so that's why I'm reading off of the letter that I've distributed to you all.

My letter addresses the points in their letter justifying the project. So, it is a letter by Ms. Lazovich dated July 23, 2024, proposed to develop warehouse facilities of six buildings and changing the zoning. In their letter, the proposed amendment says it's consistent with the master plan. If the intent for this site was to be part of the planned industrial area, then it would have been included as such when the zoning was instituted. The intentions of Clark County is clearly defined as to where the residential and industrial areas have been thoughtfully placed. The letter cites the proximity to the plan developed warehouse is and Blue Diamond Highway. Proximity is a relative word which we can all use to further our interests. The current IP begins at 0.3 miles away, and Blue Diamond is about 0.22, according to Google Earth.

The proposed amendment is based on changed conditions or further studies. The letter says that the amendment meets the requirements adopted by Clark County Master Plan Goals and Policies. It encourages light industrial employment and emerging market technologies near highways. And with the proposed development being a warehouse facility with no known tenants at this juncture, how does it fit into those policies and uses the proximity of Blue Diamond Highway as one of their things?

It also says that the proposed amendment is compatible with surrounding areas. It says the site is located near other zoned properties and BE (Business Employment) including hundreds of acres of master plan immediately to the east and south of the site. Because it is near the other areas, it's okay for a developer to request a change. What that would change the contextual landscape of the block and dispositions of adjacent sites.

TICK SEGERBLOM

I'm sorry, your three minutes is up.

NOREEN ELLIS

Okay, well I respectfully request this be denied. It's changing all of our dynamics on a residential neighborhood. If it was to change the density of a residential, it'd be a much more palatable conversation.

TICK SEGERBLOM

Thank you so much. All right, this is a public hearing. Anyone else wishing to come? Seeing no one, we'll close the public hearing and turn it over to the applicant.

JUSTIN JONES

Thank you, Mr. Chair. Ms. Lazovich can you address — this is identified as industrial. Can you identify what the use is that are intended on there? Just, I know the word industrial scares some people, as you can tell.

JENNIFER LAZOVICH

Yes, Jennifer Lazovich for the record. So, this is intended to be when maybe the overhead catches up, a single-story office warehouse building. It doesn't have any bay doors, meaning dock doors, so you couldn't get a 18-wheeler or something like that. There would be roll-up doors at grade level in the rear. The intent of these buildings, they're small, they're about 3,700 square feet each, so it's a small business. It's not meant to be a big business. In terms of type of tenant, it could be an AC (Air Conditioning) repair type of a business where most of the work occurs off-site in someone's house because there's very few parking spaces also, this is really just a place for office on the front and some warehouse on the back.

JUSTIN JONES

Thank you. And then with regards to the surrounding uses, I know the neighbors to the east had said this would change the character. Can you just identify maybe the Zoning Overlay Map? We can pull that up.

JENNIFER LAZOVICH

I have two that I can show one. This right here is the master plan for the area. So, as I mentioned, really just south of Pebble Road, everything in blue is master planned for some type of, I'll say office warehouse or industrial park type of use. And then this is the zoning map. So, you have a lot of different zonings over

here. Right down the street, you have another industrial park. This is other industrial, as you get on either side of Blue Diamond, that's got more of a, I'll call it a commercial designation to it. So, I believe that's a bit of an area in transition given the uses that are occurring so close and with the Jones overpass going in, that's definitely changing the traffic patterns over here, as well.

JUSTIN JONES

Very good. Thank you for your clarification on that. To the neighbors, I certainly understand where you're coming from. Unfortunately, this area on Pebble has been industrial for quite some time over there. In fact, the County acquired one of the parcels that's right there on Bronco and Pebble for a maintenance facility and recently completed the Jones Bridge which will increase traffic substantially in that area over there. I don't think that this frontage onto Pebble makes sense for the RNP any longer. The traffic at the school and the church is already substantial and a headache, and it had occurred long before my time here on the County Commission. So, the traffic on Pebble just doesn't lend itself to an RNP neighborhood anymore, and does lend it to what I think is an appropriate low-intensity use like what is being proposed here.

So, with that I will go ahead and move for approval of agenda Items 36, 37, 38, and 39. Ms. Real, do we need clarification on the one waiver with regards to the landscaping on the east side?

SAMI REAL

So, I was thinking that instead of just approving that waiver, that maybe we can say the seven feet of landscaping along the east as shown per revised plans, at least there's a reference to that and then it's not approved with eliminate.

JUSTIN JONES

Okay.

JENNIFER LAZOVICH

That'd be fine.

JUSTIN JONES

All right. Then with the additional conditions that have been read in, and the withdrawal of which condition was it?

JENNIFER LAZOVICH

It was condition number 4.

JUSTIN JONES

Condition number 4.

JENNIFER LAZOVICH

I'm sorry, waiver of development —

JUSTIN JONES

Waiver number 4 —

JENNIFER LAZOVICH

Standards number 4 on WS-25-0070.

MOTION

JUSTIN JONES

Okay, all right. With that, that's my motion.

TICK SEGERBLOM

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

APRIL BECKER

Becker, yes.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

JENNIFER LAZOVICH

Thank you.

37. ZC-25-0068-MADISON PEBBLE, LLC:

ZONE CHANGES for the following: 1) to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive within Enterprise (description on file). JJ/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 36, 38, AND 39).

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; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0359-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

38. VS-25-0069-MADISON PEBBLE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and El Camino Road, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 36, 37, AND 39).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road and associated spandrels;
- 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;

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

39. WS-25-0070-MADISON PEBBLE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate landscape buffer; 3) reduce parking lot landscaping; 4) increase wall height; and 5) modify residential adjacency. DESIGN REVIEW for an office/warehouse and outside storage development on 2.50 acres in an IP (Industrial Park) Zone. Generally located on the north side of Pebble Road and 330 feet east of Torrey Pines Drive within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 36, 37, AND 38).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 7 foot wide landscape strip to be provided along the eastern project boundary per revised plans on file;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road and associated spandrels;
- 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;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0359-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #4 WAS WITHDRAWN.

(Companion Items 40, 41, 42, 43, 44, and 45)

40. PA-25-700006-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 8.35 acres. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rk (For possible action)

ADOPTED (RESOLUTION R-4-16-25-2; COMPANION ITEMS 41, 42, 43, 44, AND 45).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

SAMI REAL

Next are Items 40 through 45.

- Item 40, PA-25-700006. Plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 8.35 acres. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise.
- Item 41, ZC-25-0086. Zone Change to reclassify 8.35 acres from a CG (Commercial General) Zone and an RS20 (Residential Single Family 20) Zone to an RM18 (Residential Multi-family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise.
- Item 42, VS-25-0087. Vacate and Abandon easements of interest to Clark County located between Valley View and Dean Martin Drive, and between Frias Avenue and Cactus Avenue within Enterprise.
- Item 43, WS-25-0089. Waivers of development standards for the following: modify uniform standard drawings; and increase number of dwelling units on private stub streets in conjunction with the proposed 118 lot single-family attached residential subdivision on 8.35 acres and an RM18 (Residential Multi-family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise.
- Item 44, PUD-25-0088. Planned Unit Development for a 118 lot single-family residential attached development with modified development standards on 8.35 acres and an RM18 (Residential Multi-family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise.
- And then Item 45, TM-25-500021. Tentative map consisting of 118 lot single-family residential lots and common lots on 8.35 acres in an RM18 (Residential Multi-family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise.
-

TICK SEGERBLOM

Good morning.

JENNIFER LAZOVICH

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive, here today on behalf of Beazer. On the overhead shows you the zoning for the parcel as it sits today. We are before you for a plan amendment, and a zone change, and related applications to do a townhome development. Staff is recommending approval of the plan amendment, the zone change, and the vacation. With regard to the waivers and the PUD (Planned Unit Development), this is the site plan. There is an entranceway coming in here off of Rush Avenue and in addition, there is an additional entrance coming in off of Valley View.

At the Planning Commission, there were a number of conditions added. A few of those I want to highlight. One of the conditions requires there to be a two-story only on the east property line north of Rush Avenue. This is the only area where we have existing homes, and so the condition would mean that for the townhomes that are immediately adjacent to the east boundary north of Rush Avenue, those townhomes would be a maximum of two stories in height. In addition, there's no parking on the street, and no parking signs where necessary. And then the CC&Rs (Covenants, Conditions, and Restrictions), I think that condition is worded, I think it's meant to be worded as you can't use your garage for storage, you need to use your garage to park, but it does say restricting the use of garage for storage only. So, I think that's supposed to be restricting the use of garage to make sure you're parking inside.

The condition we would like to delete is Street E must connect to Street C. That is this street right here. This is Street E, and this is Street C. We would like to delete that condition. Since the Planning Commission meeting, we have made a change to the plan. We have provided this to Planning. We have removed this lot right here and what we have provided on Street B is some areas that are designated for trash cans and recycling cans to be placed. That's in those gray areas along Street B on the designated trash day. And then we've replaced in this area some additional parking spaces and then some other open space to address some concerns that we heard at the Planning Commission. So, we would ask that condition, it's number 3 under the Planning Commission Action, be deleted because we've addressed it through this revised plan. That concludes my presentation.

TICK SEGERBLOM

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

CHRIS MEYER

Good morning. My name is Chris Meyer, 3331 Keller Springs Court. I am the President of the Artesian Estates Homeowners Association representing the 32 properties that are off of Frias and Polaris. This particular project was unanimously rejected at our Town Board meeting. They are really trying to force in a square peg into a round hole. It is super dense. If we are just reasonable people with 118 properties, you can figure that there's 177 cars, that's 1.5 cars per residence. Where are they all going to park? We all would love to believe that everybody's going to use their garage but looking at the types of property that's being proposed for this, we know that that's not going to happen.

We want to keep this as neighborhood commercial. We're hoping that we can attract a grocery store into this area off of Valley View. As you know, Valley View is going to become very, very busy. There's a brand new DMV (Department of Motor Vehicles) going in on Silverado and Valley View. Of course that's going to create traffic, as well. You have one of the exits on this property that's going to dump out onto Valley View, but once again it is hugely dense.

So, with those conditions in mind, we'd like to ask the honorable Commissioners to please reject this in following with the wishes of the neighborhood and our Town Board. Thank you.

TICK SEGERBLOM

Thank you.

AL ROJAS

Can you put the design back on so I can point some stuff out?

TICK SEGERBLOM

I'm sorry, what did you want?

AL ROJAS

Can you put the floor plan out that you had out that they were proposing? I wanted to point some stuff out on the floor plan that I wanted to.

JUSTIN JONES

Ms. Lazovich, he'd like the design plans if you have them over there.

AL ROJAS

Thank you very much. My name is Al Rojas, and I don't live in this area, but I've lived in townhomes my whole life. They were a great, I've always liked them and our townhomes, for many, is the first opportunity to buy a home. And I wanted to point out some issues here that could be a problem and something that's going on with the townhomes and I wanted to take this time to bring this issue out to the Commissioners.

So, a lot of these townhome complex, I don't know how big this area is for kids, you know but a lot of these kids that go out on the street and they don't have a place to play and they have to go to a park, some of these HOA or complex developments in the county are not providing enough area. I don't know about these trash cans over here. You've got kids and trash cans.

And the last item that I want say is that I know that the County is making a strong effort to create attainable housing for some of these people and some of these HOAs are charging, they're making it mandatory that you charge, that you buy cable and that you buy internet, and it's raising the price from about what an average would be like \$100 to \$125 for the service they're providing up to \$300. That adds about \$31,000, based on today's interest rates, to the price of what you're buying power. So, I don't know, I've done some research on the ultimate, I'm not sure how to pronounce it, the people who regulate the HOA, but I'm just asking the Commissioners to take into consideration if the HOA is going to be charging these exorbitant fees and people can't opt out.

So, there was a development in our area, I don't want to, in my area where I live and I was shocked, it was my independence development and they were charging, they told me, "Hey, if you want to buy here you have to buy the internet service and you have to buy the cable service." And I don't even use cable and some of these, our County in our State sometimes supplies low-cost internet. So, I don't know how that would really make, it's making it more hard for people to attain homes and I just wanted to bring that up to the Commissioners. Thank you.

TICK SEGERBLOM

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

JUSTIN JONES

Thank you, Mr. Chair. Ms. Lazovich, can you address the issue of parking, guest parking? There's a sufficient guest parking on street parking, where that is?

JENNIFER LAZOVICH

Yes. So, I put this up but the disadvantage to this is I think it's the landscape plan and it isn't as easy to tell where those guest spaces are. So, I'm going to show this one. So, if you look at this staff report, we're required a certain number of parking spaces. We're actually exceeding what is required by code. So, every townhome has a two-car garage and then all of these spaces account for additional spaces which can include guest spaces.

JUSTIN JONES

Okay, and is there any on street parking, or no?

JENNIFER LAZOVICH

Just in the guest spaces.

JUSTIN JONES

All right then with that, I will go ahead and move for approval of agenda Items 40, 41, 42, 43, 44, and 45 with Planning Commission recommendations, deletion of condition number 3 and adoption of the plan as amended to remove lot number, whatever that is. 76, 77? We'll just call it —

JENNIFER LAZOVICH

I believe it is —

JUSTIN JONES

We'll have a lot on Street E.

JENNIFER LAZOVICH

Yes, I believe it is a lot number 76.

JUSTIN JONES

Okay.

JENNIFER LAZOVICH

No, well see what's turned in —

JUSTIN JONES

I'll just say per plan, per submitted plans, does that work, Ms. Real? Okay.

SAMI REAL

Yeah, unless they've made revisions to the plans that we've already received, we don't need any additional conditions to reflect those changes.

MOTION

JUSTIN JONES

Okay. All right, sounds good. That's my motion, then.

TICK SEGERBLOM

There's a motion, cast your vote.

APRIL BECKER

Becker, yes.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

JENNIFER LAZOVICH

Thank you.

41. ZC-25-0086-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

ZONE CHANGE to reclassify 8.35 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise (description on file). JJ/rk (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 40, 42, 43, 44, AND 45).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0202-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

42. VS-25-0087-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 40, 41, 43, 44, AND 45).

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

- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- 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.

43. WS-25-0089-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify Uniform Standard Drawings; and 2) increase the number of dwelling units on private stub streets in conjunction with a proposed 118 lot single-family attached residential subdivision on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 40, 41, 42, 44, AND 45).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 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 45 feet to the back of curb for Valley View Boulevard;
- 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- No community gates are to be installed;
- Clark County Fire Prevention approval to allow for 10 units on a stub street;
- 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 devices.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0202-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

44. PUD-25-0088-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

PLANNED UNIT DEVELOPMENT for a 118 lot single-family residential attached development with modified development standards on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 40, 41, 42, 43, AND 45).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 2 story only on east property line north of Rush Avenue alignment;
- No parking on the street with no parking signs or red painted curbs;
- CC & Rs to require residents park in garages and restricting the use of garages for storage only, and no parking on driveways measuring 4 feet in length;
- 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 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 45 feet to the back of curb for Valley View Boulevard;
- 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- No community gates are to be installed;
- 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 devices.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0202-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

45. TM-25-500021-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 118 lot single-family residential lots and common lots on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 40, 41, 42, 43, AND 44).

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 45 feet to the back of curb for Valley View Boulevard;
- 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- No community gates are to be installed;
- 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 devices.

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.

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.

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 #0202-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 46, 47, 48, 49, and 50)

46. PA-25-700007-TSANG JOYCE & GRACE:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.04 acres. Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue within Enterprise. JJ/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-4-16-25-3; COMPANION ITEMS 47, 48, 49, AND 50).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

SAMI REAL

Next companion Items 46 through 50.

- Item 46, PA-25-700007. Plan amendment to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.04 acres. Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue within Enterprise.
- Item 47, ZC-25-0104. Zone change to reclassify 2.04 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue within Enterprise.
- Item 48, VS-25-0105. Vacate and abandon a portion of right-of-way being Torrey Pines Drive located between Levi Avenue and Fulton Meadows Avenue within Enterprise.

- Item 49, WS-25-0106. Amended waivers of development standards for the following: eliminate street landscaping; increase retaining wall height; allow attached sidewalks; and modify driveway design standards, which is no longer needed. Design review for a proposed single-family residential subdivision on 2.04 acres and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Torrey Pines Drive and the north side of Levi Avenue within Enterprise.
- Item 50, TM-25-500024. Tentative map consisting of 20 single-family residential lots and common lots on 2.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Torrey Pines Drive and the north side of Levi Avenue within Enterprise.

TICK SEGERBLOM

Good morning.

TONY CELESTE

Good morning, Mr. Chair, Commissioners. My name is Tony Celeste. Address, 1980 Festival Plaza Drive here on behalf of the applicant. As you can see from the aerial, the site is highlighted in yellow. It's a little over two acres located on the northwest corner of Torrey Pines and Levi. This application consists of two main parts, the first being a master plan amendment and zone change, and the second being the design review.

As you can see from the master plan, it is currently master plan mid-neighborhood suburban. We are asking to go to compact's neighborhood. As you can see, compact does exist to the south and to the north of the site. We do then have a zone change from RS20 to RS3.3. You can see RS3.3 surrounds the entire site here. Typically, with the compact neighborhood, you usually see a zoning district that allows for more density in this case, or smaller lots in this case. It's a unique situation where we meet the RS3.3 design guidelines with respect to lot size setbacks, building heights. However, our total density exceeds the eight units to the acre. It's about nine units to the acre and that is why we need the master plan amendment to compact neighborhood.

So that is the master plan amendment and zone change. We appreciate staff's recommendation on that as well as Planning Commission's. What we have before you with respect to our design is a 20 lot subdivision. Can see 14 lots will be accessed via Street A and then we're going to have six lots that are going to front Levi. The lots fronting Levi will keep in with the current development patterns, not only across the street from us, but also east and west of the site. We were able to revise our plans and remove the curb radius waiver which existed here. We have increased it on both sides to now meet that standard. With that, we appreciate Planning Commission's unanimous recommendation of approval, and we agree with all the conditions of approval. I'm more than happy to answer any questions you may have.

TICK SEGERBLOM

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

MOTION

JUSTIN JONES

Thank you, Mr. Chair. I'll go ahead and move for approval again for Items 46 through 50.

TICK SEGERBLOM

There's a motion, cast your vote.

APRIL BECKER

Becker, yes.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

47. ZC-25-0104-TSANG JOYCE & GRACE:

ZONE CHANGE to reclassify 2.04 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue within Enterprise (description on file). JJ/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 46, 48, 49, AND 50).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 176-35-501-009; 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 a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0060-2025 to obtain your POC exhibit; and flow contributions exceeding District estimates may require another POC analysis.

48. VS-25-0105-TSANG JOYCE & GRACE:

VACATE AND ABANDON a portion of a right-of-way being Torrey Pines Drive located between Levi Avenue and Fulton Meadows Avenue within Enterprise (description on file). JJ/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 46, 47, 49, AND 50).

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

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

Fire Prevention Bureau

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

49. WS-25-0106-TSANG JOYCE & GRACE:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) allow attached sidewalks; and 4) modified driveway design standards (no longer needed).

DESIGN REVIEW for a proposed single-family residential subdivision on 2.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Torrey Pines Drive and the north side of Levi Avenue within Enterprise. JJ/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 46, 47, 48, AND 50).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 176-35-501-009; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0060-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

50. TM-25-500024-TSANG JOYCE & GRACE:

TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Torrey Pines Drive and the north side of Levi Avenue within Enterprise. JJ/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 46, 47, 48, AND 49).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;

- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0060-2025 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

51. PA-25-700008-PACIFIC CLASSIC, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Business Employment (BE) on approximately 5.05 acres. Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise. JJ/rk (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 4, 2025, PER THE APPLICANT).

52. ZC-25-0107-PACIFIC CLASSIC, LLC:

ZONE CHANGES for the following: 1) reclassify approximately 4.17 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone; and 2) reclassify approximately 5.05 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/rk (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 4, 2025, PER THE APPLICANT).

53. DR-25-0108-PACIFIC CLASSIC, LLC:

DESIGN REVIEW for a commercial complex consisting of restaurants with drive-thru and retail buildings on a 4.17 acre portion of a 9.22 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the east side of Hinson Street within Enterprise. JJ/rg/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 4, 2025, PER THE APPLICANT).

(Companion Items 54, 55, 56, and 57)

54. ZC-25-0122-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:

HOLDOVER ZONE CHANGE to reclassify 1.26 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 55, 56, AND 57).

CONDITIONS OF APPROVAL –

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

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 #0468-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next companion Items 54 through 57.

- Item 54, ZC-25-0122. Holdover zone change to reclassify 1.26 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise.
- Item 55, VS-25-0121. Holdover vacate and abandon easements of interest to Clark County located between Le Baron Avenue and Jo Rae Avenue and between Hinson Street and Valley View Boulevard within Enterprise.
- Item 56, WS-25-0123. Holdover waivers of development standards for the following: eliminate street landscaping; increase retaining wall height; allow attached sidewalks; and modify street design standards. Design review for proposed single-family residential development on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise.
- Item 57, TM-25-500026. Holdover tentative map consisting of 8 single-family residential lots and common lots on 1.26 acres and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue in the east side of Hinson Street within Enterprise.

TICK SEGERBLOM

Good morning.

ROBERT CUNNINGHAM

Good morning. Robert Cunningham, 6030 South Jones Boulevard representing the applicant. Our site is a one and a quarter acre site approximately located off of Hinson and Le Baron. It's completely surrounded by very similar zone properties. We're asking for RS3.3 zoning on this, and what we're proposing here is a eight lot subdivision. So, we have a stub street that comes in here, two lots serviced off of that, and then we have six lots that face Hinson.

We recently held this so that we could come back with a revised tentative map that had detached sidewalks located along both Hinson and Le Baron, so it's been slightly modified. Because of that, there's a couple of conditions that I would like to just address. In the staff report I was provided to make sure that they're not being imposed, one was waiver requested 3, which was a waiver to allow attached sidewalks on Hinson and Le Baron. We no longer are needing that, so if we could have that withdrawn.

And then in the proposed conditions for the waiver and the tentative map and the vacation, there is a requirement to dedicate 30 feet for Hinson since we are now vacating five feet of Hinson for detached sidewalks, we would ask that, that be reduced to 25 feet, if that's acceptable.

The other waivers that we're asking for is since we have detached sidewalks facing the street and homes facing the street, we're not able to meet the County code requirements for landscaping along that section of street. We're still asking for that. We do plan to plant trees in the areas where we're able to in the front yards of the homes that face there. And we're asking to reduce the radiuses slightly on the stub street here to 15 feet to allow for the driveway separation on the lots that abutted.

With that, I can go over the other details of the plans if there are any questions, but I'm going to conclude my presentation. Thank you.

TICK SEGERBLOM

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

JUSTIN JONES

Thank you, Mr. Chair, and thank you, Mr. Cunningham for taking another look at this and trying to make it work with detached sidewalks. So, I'll go ahead and move for approval of agenda Items 54 through 57 with withdrawal of waiver number 3 and the modification of the — sorry Antonio, want to chime in on the dedication?

ANTONIO PAPAZIAN

Thank you, Commissioner. You read my mind. We have right-of-way dedication to include 30 feet for Hinson because if it was an attached sidewalk we want to make sure that attached sidewalk is encompassed within that 30 feet. Since they're doing detached, it'll be 25 feet to back of curb. So, I'd like to change my condition to read right-of-way dedication to include 25 feet to back of curb for Hinson.

MOTION

JUSTIN JONES

Very good. All right, with that change to dedication, that is my motion.

TICK SEGERBLOM

There's a motion, cast your vote.

APRIL BECKER

Becker, yes.

VOTE

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

VOTING NAY: None
ABSENT: None
ABSTAIN: None

TICK SEGERBLOM

That motion passes.

55. VS-25-0121-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue and Jo Rae Avenue, and between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 54, 56, AND 57).

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

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Right-of-way dedication to include 25 feet for Hinson Street, between 18.5 feet to 23.5 feet for Le Baron Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet

56. WS-25-0123-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) allow attached sidewalks; and 4) modify street design standards.

DESIGN REVIEW for a proposed single-family residential development on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 54, 55, AND 57).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet for Hinson Street, between 18.5 feet to 23.5 feet for Le Baron Avenue, and associated spandrel.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

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 #0468-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN.

57. TM-25-500026-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:

HOLDOVER TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 54, 55, 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

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet for Hinson Street, between 18.5 feet to 23.5 feet for Le Baron Avenue, and associated spandrel.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

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 #0468- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 58, 59, 60, and 61)

58. ZC-25-0146-A&A III, LLC & A&A REVOCABLE LIVING TRUST, ET AL:

HOLDOVER ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Hinson Street and Richmar Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 59, 60, AND 61).

CONDITIONS OF APPROVAL –

Department of Aviation

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

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 #0544-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next companion Items 58 through 61.

- Item 58, ZC-25-0146. Holdover zone change to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Hinson Street and Richmar Avenue (alignment) within Enterprise.
- Item 59, VS-25-0145. Holdover vacate and abandon easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Arville Street and Hinson Street within Enterprise.
- Item 60, WS-25-0147. Holdover waivers of development standards for the following: increase retaining wall height; eliminate street landscaping; and allow attached sidewalk. Design review for a single-family residential development on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise.
- Item 61, TM-25-500033. Holdover tentative map consisting of 20 single family residential lots and common lots on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise.

TICK SEGERBLOM

Good morning.

ROBERT CUNNINGHAM

Good morning, again. Robert Cunningham, 6030 South Jones Boulevard with Tanning Engineering representing the applicant. Our site is approximately 2.5-acre site located off of Hinson and Richmar. This

is in the area where very similar RS3.3 developments are currently under construction directly to the west. I'm sorry, directly to the east and to the northeast, directly to the south, as well.

What we're proposing here on the site is a 20 lot subdivision with seven lots facing, I believe it's 7, 2, 3, 4, 5, 6, 7 lots facing Richmar. We did hold this, again, just like the previous item to put in a detached sidewalk and augment this with a vacation along Richmar, and Hinson will also have a detached sidewalk. Homes don't face Hinson, though. In the front of these homes will also be similar to the previous application, trees and we're asking for a waiver for the landscaping to not meet code requirements in those lots.

We also have a waiver that we no longer need, which is the same one, which is the detached sidewalk waiver. Along it is waiver 3, allow attached sidewalk along Richmar where detached is required. We're asking to withdraw that and similar to the previous application, the request in the staff conditions or proposed conditions is 30 feet of dedication for Richmar. We would request that be changed to 25. This is a single-family residential development with just the one cul-de-sac. We do have an area where at the end of the hammerhead here we have that's a common lot and we'll be proposing a little open space area for the residents of this to be used. And we have a couple areas along the west side where we need to have up to four-foot-high retaining wall where there is an existing wash that goes through the property.

I do have elevations and floor plans if you should want to see those. I'm going to conclude my presentation and be happy to answer any questions. Thank you.

TICK SEGERBLOM

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

MOTION

JUSTIN JONES

Thank you, Mr. Chair and ditto on this one, Mr. Cunningham, for going back and taking a look at it. I'll go ahead and move for approval agenda Items 58 through 61 with withdrawal of waiver number 3 regarding attached sidewalks and reduction of the dedication along Richmar from 30 feet to 25 feet.

TICK SEGERBLOM

There's motion, cast your vote.

APRIL BECKER

Becker, yes.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

Jim? That motion passes.

ROBERT CUNNINGHAM

Thank you.

59. VS-25-0145-A & A III LLC & A& A REVOCABLE LIVING TRUST:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Arville Street and Hinson Street within Enterprise (description on file). JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 58, 60, AND 61).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge VS-23-0430;
- 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

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

60. WS-25-0147-A&A III LLC & A&A REVOCABLE LIVING TRUST:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate street landscaping; and 3) allow attached sidewalk.

DESIGN REVIEW for a single-family residential development on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 58, 59, AND 61).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge the waivers of development standards and design reviews from ZC-23-0429;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet for Richmar Avenue, 25 feet to the back of curb for Hinson Street, and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0544-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN.

61. TM-25-500033-A & A III, LLC & A& A REVOCABLE LIVING TRUST:

HOLDOVER TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 58, 59, AND 60).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge TM-23-500089.
- 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 for Richmar Avenue, 25 feet to the back of curb for Hinson Street, and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0544- 2024 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 62, 63, 64, and 65)

62. ZC-25-0158-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 3.02 acres from a PF (Public Facility) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley (description on file). MN/mc (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 63, 64, AND 65).

CONDITIONS OF APPROVAL –

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no

longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0029-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next companion Item 62 through 65.

- Item 62, ZC-25-0158. Zone change to reclassify 3.02 acres from a PF (Public Facility) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley.
- Item 63, VS-25-0160. Vacate and abandon a portion of right-of-way being Buffalo Drive located between Hacienda Avenue and Mesa Vista Avenue within Spring Valley.
- Item 64, WS-25-0159. Waivers of development standards for the following: increase retaining wall height; and reduce the street intersection off-set. Design review for a proposed single-family residential development on 3.02 acres and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley.
- And then Item 65, TM-25-500038. Tentative map consisting of 20 single-family residential lots and common lots on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley.

TICK SEGERBLOM

Good morning.

TONY CELESTE

Good morning again, Mr. Chair, Commissioners. My name is Tony Celeste, address 1980 Festival Plaza Drive here on behalf of the applicant, Pulte Homes. As you can see from the aerial, the subject site for Item 62 through 65 is labeled site and it's the 001 parcel that is located on the northeast corner of Buffalo and Mesa. The site that's labeled below the 006 is actually the next set of items also by Pulte, so I will keep my comments specific to the 001 site.

This site is just over three acres. It is a Department of Aviation parcel that Pulte was the winning bidder in the previous auction, and we are now coming in for our land use entitlements to develop single-family residential homes on this site. The site is planned mid-neighborhood suburban, and we are requesting a conforming zone change from the public facilities designation to the RS3.3. Can see the site is surrounded by RS3.3 zoning today, so we appreciate staff's favorable review of this with respect to the zone change.

The next portion of this application is regarding the design review. We have a proposed 20 lot subdivision that will be accessed off of Mesa Vista here to the south. We did have a waiver that had the off-set intersection. Originally the design of this site was more linear coming in. We have relocated this entrance now to line up with the street on the south side of Mesa Verde. Those plans have been submitted to Planning and Public Works, so we no longer need waiver number 2 that addresses that condition as we now comply with that.

With respect to the other waivers, we do have a slight increase in wall height along our east property line. We do have to build up the site, because the site is a little below the existing grade and the street there for drainage purposes. However, this right here, aerial, you can see along the east property line, there's an existing drainage easement between our site and the development over here. This is about 15 feet in width, so even though our wall, retaining wall and combination wall will be about 12 feet, it will not be up against or abutting the neighbors directly. There'll be about a 15-foot wide area, so it kind of reduces that imposing image. So, with that, we agree with all the conditions of approval and more than happy to answer any questions you may have.

TICK SEGERBLOM

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

MICHAEL NAFT

Thank you, Mr. Chairman. Mr. Papazian, have you all had a chance to review the recently submitted revisions?

ANTONIO PAPAIZAN

I have, Commissioner. Thank you. I appreciate the creativity.

MICHAEL NAFT

They do necessitate the removal of waiver number 2, no longer is required.

ANTONIO PAPAIZAN

No longer is required. They meet it. Thank you.

MOTION

MICHAEL NAFT

Okay. I'll move for approval of Item 62, 63, 64, and 65 with waiver number 2 being withdrawn.

TICK SEGERBLOM

There's a motion, cast your vote.

APRIL BECKER

Becker, yes.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

TONY CELESTE

Thank you.

63. VS-25-0160-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON a portion of right-of-way being Buffalo Drive located between Hacienda Avenue and Mesa Vista Avenue within Spring Valley (description on file). MN/hw/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 62, 64, AND 65).

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

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Right-of-way dedication to include 25 feet back of curb for Mesa Vista Avenue and associated spandrels;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

64. WS-25-0159-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce the street intersection off-set.

DESIGN REVIEW for a proposed single-family residential development on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley. MN/hw/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 62, 63, AND 65).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet back of curb for Mesa Vista Avenue and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0029-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

65. TM-25-500038-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley. MN/hw/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 62, 63, AND 64).

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 back of curb for Mesa Vista Avenue and associated spandrel;

- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0029-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 66, 67, 68, and 69)

66. ZC-25-0182-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 4.34 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley (description on file). MN/mc (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 67, 68, AND 69).

CONDITIONS OF APPROVAL –

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0030-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Item 66 through 69.

- Item 66, ZC-25-0182. Zone change to reclassify 4.34 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley.
- Item 67, VS-25-0184. Vacate and abandon a portion of right-of-away being Mesa Vista Avenue located between Tioga Way and Buffalo Drive; and a portion of right-of-away being Tioga Way located between Mesa Vista Avenue and Diablo Drive within Spring Valley.
- Item 68, WS-25-0183. Waivers of development standards for the following: eliminate street landscaping; and allow an attached sidewalk. Design review for a proposed single-family residential development on 4.34 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley.
- And then item 69, TM-25-500041. Tentative map consisting of 34 single-family residential lots and common lots on 4.34 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley.

TICK SEGERBLOM

Good morning again.

TONY CELESTE

Good morning again, Mr. Chair, Commissioners. My name is Tony Celeste, address 1980 Festival Plaza Drive here on behalf of the applicant, Pulte. As you can see from the aerial, this site is now just south of the one that you just approved. It is labeled 006. It is on the northwest corner of Diablo and Tioga Way. Like the previous one, this also is a Department of Aviation parcel that Pulte was the winning bidder in the previous auction and is now coming into request land use entitlements to develop a single-family residential subdivision.

The site is planned mid-neighborhood suburban. It is currently zoned residential suburban 20 or RS20. We are coming in with a conforming zone change to RS3.3, which is the orange around us that would conform to the area. We appreciate the staff's favorable review of this zone change.

With respect to our design, our site will be accessed from the north, via Mesa Vista Drive. We made some modifications to the site plan and have submitted those to planning staff. Along the south, right here on Diablo, is where the changes occur. We have six or seven lots that are fronting Diablo there. We have installed detached sidewalks here so we will have the curb landscaping and then sidewalk there. So, we no longer need waiver number 1. However, with respect to waiver number — or excuse me, we no longer need waiver number 2. With respect to waiver number 1, however, I do think we need to — we still need that, however we need to modify it to something along the lines of, eliminate landscaping behind the detached sidewalk along Diablo.

The reason being is because we're not going to provide an additional five feet of landscaping there as a public element. Rather, this is our front yard. Our landscaping will start right behind the sidewalk there. So, we will still have a 20-foot driveway as measured to the back of the sidewalk or 30 feet as measured to the right-of-way there. The balance of the property you can see is accessed via cul-de-sac here. With

that, we agree with all the if approved conditions and I'm more than happy to answer any questions you may have.

TICK SEGERBLOM

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

MICHAEL NAFT

Mr. Papazian?

ANTONIO PAPAZIAN

Thank you, Commissioner. Because of the withdrawal of waiver standard number 2, they will have to come back in for vacation to accommodate the detached sidewalk.

MICHAEL NAFT

I'm sure they're aware of that?

TONY CELESTE

Yes, thank you.

MICHAEL NAFT

Thank you. Ms. Real, does the modification that Mr. Celeste read into the record on waiver number 1 meet your understanding?

SAMI REAL

Yes, that's fine. We could either — he could either withdraw waiver number 1 and then it can be approved with that condition or we can just leave as is with that condition. Either way it's clear.

MOTION

MICHAEL NAFT

We'll leave it as is. But my approval for Item 66, 67, 68, and 69 will be with the withdrawal of waiver number 2. That's my motion.

TICK SEGERBLOM

It's a motion. Cast your vote

APRIL BECKER

Becker, yes.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

TONY CELESTE

Thank you.

67. VS-25-0184-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON a portion of right-of-way being Mesa Vista Avenue located between Tioga Way and Buffalo Drive; and a portion of right-of-way being Tioga Way located between Mesa Vista Avenue and Diablo Drive within Spring Valley (description on file). MN/rg/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 66, 68, AND 69).

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

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

68. WS-25-0183-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) allow an attached sidewalk.

DESIGN REVIEW for a proposed single-family residential development on 4.34 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley. MN/rg/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 66, 67, AND 69).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Eliminate required landscaping behind detached sidewalk along Diablo Drive;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0030-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

69. TM-25-500041-COUNTY OF CLARK(AVIATION):

TENTATIVE MAP consisting of 34 single-family residential lots and common lots on 4.34 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley. MN/rg/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 66, 67, AND 68).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Building Department – Addressing

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

Department of Aviation

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

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 #0030-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 70, 71, and 72)

70. ZC-25-0166-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:

ZONE CHANGE to reclassify 11.01 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Sunset Road and Rainbow Boulevard within Spring Valley (description on file). MN/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 71 AND 72).

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 #0427-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Now we're going to jump to Item 70 through 72.

- Item 70, ZC-25-0166. Zone change to reclassify 11.01 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Sunset Road and Rainbow Boulevard within Spring Valley.
- Item 71, VS-25-0167. Vacate and abandon easements of interest to Clark County located between Rainbow Boulevard and Montessori Street, and between Sunset Road and Rafael Rivera Way; a portion of right-of-way being Sunset Road located between Montessori Street and Rainbow Boulevard; a portion of right-of-way being Montessori Street located between Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Rosanna Street located between Sunset Road and Rafael Rivera Way within Spring Valley.
- Item 72, WS-25-0168. Waivers of development standards for the following: reduce street landscaping; increase wall height; allow attached sidewalks; reduce street width; and reduce throat depth. Design review for a proposed warehouse and distribution complex on 19.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Rainbow Boulevard and Sunset Road within Spring Valley.

TICK SEGERBLOM

Good morning again.

BOB GRONAUER

Good morning, Mr. Chairman and Commissioners. Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing Larry Monkarsh on the following matters, 70, 71, and 72. As I get your attention to the overhead, as you can see highlighted in yellow with site, this is approximately 20 acres that we're going to be talking about today. About 11 of those acres, I'll show you shortly here is going to be rezoned to industrial IP.

The property is just south of Sunset, Rainbow is located here just to the east of us. And this is the I-215 off-ramp in this area here that you can see on the overhead. As I already mentioned, as we have just shy of about 20 acres of property, this is part of the airport property, which this lease was actually just extended about a month ago by this Board. The properties currently all master plan as BE (Business and Enterprise) as you can see on the land use plan here in the general area here with a few exceptions are all for BE type of land-use planning.

The zoning here on our property on the 20 acres has a hodgepodge of different types of zoning categories as one of the applications, Item number 70 is a zone change. The zone changes to allow everything to be IP, which would change the RS20 and the CG in this area that I'm showing you to IP, which would be in that blue area. Staff is recommending approval.

The next item that we have is the vacation item. The vacation is for several types of easements. We have some drainage easements to be vacated, some driveway easements as I'm showing you, some patent

easements, and also some easements to allow for detached sidewalks. That vacation applications also being recommended approval by staff.

What I have here is a revised plan here to address some of the staff's concerns in the staff report. The first thing I want to point out is on item, waiver of development standard 3A and 3B, we will withdraw that request. What that is, we have a detached sidewalk that we're going to be proposing to the south of our property here of this cul-de-sac. And along Rainbow we do have a detached sidewalk in there that we're going to be constructing.

So because of that, we are no longer needing the request for 3A and 3B. Your staff is recommending approval for the other waiver of development standards from the planning side with respect to the landscape issue. With respect to the driveway throat depths that we're asking for waiver of development standards, we've worked very closely with your staff. We want to thank Public Works also for working with us to address all those throat depths and Public Works is recommending approval of those throat depths.

That being said, this is an industrial development as you can see, three separate buildings in here. We're doing all the off-sites in this area to provide access to the parcel that's located here that's not owned by us or controlled by us. So we've been working with the adjacent property owner. That being said, we'd ask you to approve the zone change for the industrial zone change for the vacation, the waiver of development standards that are on there with the exception of waiver of development, standard 3A and 3B. We'll withdraw those as we are providing detached sidewalks for the project.

TICK SEGERBLOM

Does that complete your presentation?

BOB GRONAUER

Yes, sir.

TICK SEGERBLOM

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

MICHAEL NAFT

Thank you, Mr. Chairman. I'm going to turn it over to Mr. Papazian.

ANTONIO PAPAZIAN

Thank you, Commissioner. I just want to add, since they withdrew those waivers for the attached sidewalk, they will need to come back in for the vacation of access right-of-away to accommodate detached sidewalks.

MICHAEL NAFT

Thanks. You want to confirm you're aware of that?

BOB GRONAUER

Yes, confirming I'm aware of that. Yes, sir.

MICHAEL NAFT

Okay, thank you. And then just confirming, as you indicated, there's been a discussion surrounding access to the adjacent property owner, there's a willingness to provide access to that property owner?

BOB GRONAUER

Yes. We had that discussion yesterday, my client did.

MOTION

MICHAEL NAFT

Excellent. Then with waivers 3A and 3B being withdrawn, I move for approval of Item 70, 71, and 72.

TICK SEGERBLOM

There's a motion, cast your vote.

APRIL BECKER

Becker, yes.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

BOB GRONAUER

Thank you.

71. VS-25-0167-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessouri Street, and between Sunset Road and Rafael Rivera Way; a portion of right-of-way being Sunset Road located between Montessouri Street and Rainbow Boulevard; a portion of right-of-way being Montessouri Street located between Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Rosanna Street located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/rg/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 70 AND 72).

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;
- Right-of-way dedication to include 25 feet back of curb and a portion of cul-de-sac for Wagon Trail Avenue, 23.5 feet back of curb and a portion of cul-de-sac for Rosanna Street, right turn lanes for the commercial driveway along Sunset Road and associated spandrels;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project and the Beltway improvement project;
- 90 days to record said separate document for the Sunset Road improvement project and the Beltway improvement project.

72. WS-25-0168-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase wall height; 3) allow attached sidewalks; 4) reduce street width; and 5) reduce throat depth.

DESIGN REVIEW for a proposed warehouse and distribution complex on 19.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner Rainbow Boulevard and Sunset Road within Spring Valley. MN/rg/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 70 AND 71).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet back of curb and a portion of cul-de-sac for Wagon Trail Avenue, 23.5 feet back of curb and a portion of cul-de-sac for Rosanna Street, right turn lanes for the commercial driveway along Sunset Road and associated spandrels;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project and the Beltway improvement project;
- 90 days to record said separate document for the Sunset Road improvement project and the Beltway improvement project.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0427- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN.

(Companion Items 73 and 74)

73. ZC-25-0180-OCHIAI GROUP, LLC:

ZONE CHANGE to reclassify a 0.40 acre portion of 0.63 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard, 150 feet east of Lucerne Street within Sunrise Manor (description on file). TS/rk (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 74).

CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

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

SAMI REAL

Next companion Item 73 and 74.

- Item 73 ZC-25-0180. Zone change to reclassify a 0.40 acre portion of 0.63 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard, 150 feet east of Lucerne Street within Sunrise Manor.
- Item 74, WS-25-0181. Waivers of development standards for the following: reduce street landscaping; and alternative driveway geometrics. Design review for site modifications in conjunction with an existing commercial building (proposed restaurant related facilities) on 0.63 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard, 300 feet west of Lamont Street within Sunrise Manor.

TICK SEGERBLOM

Good morning.

DIONICIO GORDILLO

Mr. Chair, Members of the Board. Dionicio Gordillo, 204 Bella Isle Court, Henderson, Nevada 89012 here on behalf of the applicant, which is the LLC (Limited Liability Company) that basically owns all the Aloha Kitchens here in town, and that's what you have before you today. The first item is merely a zone change on the southern half of the property so that we have a unified development site, one set of standards that we have to follow. Appreciate staff's recommendation and approval.

Second item, companion item is the design, review and waiver of this existing site. So, we're not redeveloping the site, but this is a classic example of what your master plan encourages when we say reinvest and revitalize an area. This was an unoccupied building for some time. Partially it is open, the restaurant is open. Unfortunately, because it was unoccupied for so long, all the previous waivers had expired so that's why we're before you now.

So again, we have, the constraints that are given to us. We appreciate staff's approval on that item with the exception of the throat depth and we understand the concerns there. We've been working with Public Works since we went to Town Board. Believe we have an amenable resolution for both parties, and we can be very specific or we can leave it open-ended where we continue working with Public Works so that — I mean, we want this to look nice, we want it to function and of course we understand the concerns of throat depth along Charleston. So, we're amenable to whatever, but we can leave it open-ended so we can continue working with them and come up with a final, final language.

TICK SEGERBLOM

If Antonio's, well, this is a public hearing so we don't want to get too fast. This is a public hearing, anyone here wishing to speak?

AL ROJAS

Hey, how you doing.

DIONICIO GORDILLO

Hey, I'm doing well, how about you.

AL ROJAS

Yeah, he came to our board. I missed it and I couldn't find it. This is a nice area —

TICK SEGERBLOM

Please state your name for the record and spell your last name —

AL ROJAS

My name is Al Rojas. I'm resident of Sunrise Manor. I'm a concerned citizen about trying to help reduce homelessness in our area and this is a nice project. It's on Charleston. I want to thank the applicant for investing in our community and saying that, realizing that you can invest. The only thing is, I didn't get the last time where the trash cans were going to be, and as you know, there's a lot of dumpster diving going down over on Charleston and the homeless use that to build encampments.

So, I just want to hope that he could address where he was going to have the trash cans areas, what kind of security? Maybe have some cameras so that we won't have a lot of homeless using the trash. A lot of these guys are going into the trash cans and eating the food actually and using the stuff there to go build encampments.

So, just maybe if he could address what his plan was to try to help us reduce homelessness and these encampments that are popping up in the area. But I do want to thank him for investing in our community. Thank you.

TICK SEGERBLOM

Thank you. This is a public hearing, anyone else wishing to speak? Seeing no one, we'll close the public hearing. And could you quickly address that?

DIONICIO GORDILLO

Sure. Yeah. What's happened is because this, so this used to be a bar and restaurant for years, in fact, just so you can kind of get an idea, Commissioner, you're aware of this, but just so everyone can see what it was before, that's what it looked like when it operated as a bar and restaurant. Security obviously wasn't the greatest. Then it morphed into that, and then it's been occupied for some time. So, there has been no restriction of access onto this property when it's been occupied. So, yes, we've had a lot of issues with the vagrancy. Now of course, we're coming in with code compliant lighting in the parking lot. You're going to have pretty much 24 hour operation of people that are on site monitoring what is happening on this property. As far as the trash enclosure, it's always been there, but again, now with the block wall and the landscaping that we are reinstalling on this property, it will be very restricted for any vagrants to come onto the property.

TICK SEGERBLOM

Thank you. And Antonio, are you willing to, what's the best for you, but can you work with them and come up with a good solution?

ANTONIO PAPAZIAN

Thank you, Commissioner. Yeah, we appreciate the willingness to work with us. We'd like to leave it open-ended. I'm open to ideas to see what we could come up with and we'd just like (inaudible) —

TICK SEGERBLOM

Our staff can work with current staff and make sure we're perfect.

DIONICIO GORDILLO

Absolutely. And we have. We have been. I think we're there.

MOTION

TICK SEGERBLOM

All right. And I just want to thank the Aloha Kitchen people there. Fantastic and reinvesting in this area. As you mentioned, Al, is really fantastic. So, this is a great applicant, a great business and it's the wave of future things on East Charleston. So, thank you. So with that, I make a motion to approve.

SAMI REAL

Was that with the condition to continue working with Public Works staff?

TICK SEGERBLOM

Yes, yes —

SAMI REAL

Or with? Okay.

APRIL BECKER

Becker, yes.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

And if Antonio is too hard, call me up.

DIONICIO GORDILLO

Thank you. No, I think we have it. Thank you, Commissioners. I appreciate it.

TICK SEGERBLOM

Thank you.

74. WS-25-0181-OCHIAI GROUP, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) alternative driveway geometrics.

DESIGN REVIEW for site modifications in conjunction with an existing commercial building (proposed restaurant and related facilities) on 0.63 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard, 300 feet west of Lamont Street within Sunrise Manor. TS/jud/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 73).

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

Public Works - Development Review

- Traffic study and compliance;
- Full off-site improvements.
- Hatched areas adjacent to driveway to be constructed with permanent curb and landscaping;
- Applicant to continue working with Public Works - Development Review on waiver of development standards #2.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

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

SEC. 6. AGENDA ITEM

75. AG-25-900254: Discuss temporary Off-Premises For Sale Signs; and direct staff accordingly. (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 21, 2025, PER COMMISSIONER SEGERBLOM).

SEC 7. INTRODUCTION OF ORDINANCES

76. ORD-24-900465: Introduce an ordinance to consider adoption of a Development Agreement with Silverado Promenade II LLC for a commercial development on 1.85 acres, generally located east of Giles Street, south of Silverado Ranch Boulevard within Enterprise. MN/dd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MAY 7, 2025, AT 9 A.M. (BILL 4-16-25-1).

SAMI REAL

Next are ordinances for introduction. Item 76 through 80 are ordinances for standard development agreements.

- Item 76, ORD-24-900465. Is a Introduce an ordinance for the adoption of a Development Agreement with Silverado Promenade II, LLC for a commercial development on 1.85 acres.
- Item 77, ORD-25-900017. Is an ordinance for introduction Development Agreement for MILLROSE PROPERTIES NEVADA, LLC for a single-family residential development on 2.5 acres.
- Item 78, ORD-25-900067. Is an introduction for an ordinance on a Development Agreement with KB HOMES LAS VEGAS INC for a single-family residential attached development on 5.24 acres.
- Item 79, ORD-25-900097. Is an ordinance for Development Agreement with Durango Robindale LLC for a restaurant on 0.8 acres.
- Item 80, ORD-25-900147. Is an ordinance for a Development Agreement with Sunset Interchange LLC for a commercial development on 3.92 acres.

Items 81 and 83 are ordinances related to zoning maps.

- Item 81, ORD-25-900203. Is an ordinance for introduction to amend the official zoning map for reclassifying certain properties as approved by the Board of County Commissioners on November 20, 2024, and in Assessors books 161, 175, and 176.
- Item 82, ORD-25-900247. Is again an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on December 4, 2024 and December 18, 2024.
- And then, Item 83, ORD-25-900248. Is an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on January 8, 2025, January 22, 2025, February 5, 2025, February 19, 2025, and March 5, 2025.

Commissioners, we ask that you set the public hearing for these ordinances for May 7, 2025.

TICK SEGERBLOM

I'll introduce the ordinances and set the public hearing for May 7, 2025.

77. ORD-25-900017: Introduce an ordinance to consider adoption of a Development Agreement with MILLROSE PROPERTIES NEVADA, LLC for a single-family residential development on 2.50 acres, generally located south of Gomer Road and west of Fort Apache Road within Enterprise. JJ/tpd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MAY 7, 2025, AT 9 A.M. (BILL 4-16-25-2).

78. ORD-25-900067: Introduce an ordinance to consider adoption of a Development Agreement with KB HOME LAS VEGAS INC for a single-family residential attached development on 5.24 acres, generally located north of Oquendo Road and east of Fort Apache Road within Spring Valley. JJ/tpd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MAY 7, 2025, AT 9 A.M. (BILL 4-16-25-3).

79. ORD-25-900097: Introduce an ordinance to consider adoption of a Development Agreement with Durango Robindale LLC for a restaurant on 0.80 acres, generally located east of Durango Drive and north of Robindale Road within Spring Valley. MN/jm (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MAY 7, 2025, AT 9 A.M. (BILL 4-16-25-4).

80. ORD-25-900147: Introduce an ordinance to consider adoption of a Development Agreement with Sunset Interchange LLC for a commercial development on 3.92 acres, generally located west of Quarterhorse Lane and south of Sunset Road within Spring Valley. JJ/jm (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MAY 7, 2025, AT 9 A.M. (BILL 4-16-25-5).

81. ORD-25-900203: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on November 20, 2024 and in Assessor's Books 161, 175 and 176 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MAY 7, 2025, AT 9 A.M. (BILL 4-16-25-6).

82. ORD-25-900247: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on December 4, 2024 and December 18, 2024. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MAY 7, 2025, AT 9 A.M. (BILL 4-16-25-7).

83. ORD-25-900248: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on January 8, 2025, January 22, 2025, February 5, 2025, February 19, 2025, and March 5, 2025. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MAY 7, 2025, AT 9 A.M. (BILL 4-16-25-8).

PUBLIC COMMENTS

SAMI REAL

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

TICK SEGERBLOM

This is the last period for public comment. Anyone wishing to speak about any item, please come forward. Looks like we have a couple of suspects. If you want to go ahead and start coming down.

DENISE TRUSILLO

I'm sorry?

TICK SEGERBLOM

I was talking to the other woman.

DENISE TRUSILLO

My name is Denise Trusillo. Can you hear me?

TICK SEGERBLOM

You're very quiet, so speak closely to the mic.

DENISE TRUSILLO

My name is Denise Trusillo, 5760 West Teco Avenue. This is regarding Community Ambulance and the Clark County Fire Department. On May 5, 2023, we called 9-1-1 for my brother. The ambulance came, excuse me, this is still raw even though it was two years ago. The ambulance came. The ambulance came, there was four paramedics that came and there was one fireman. I was telling them that my brother's oxygen level was 85%, and so that's why we called 9-1-1. He wasn't feeling good for three days. He was out. He was modeling, which is around the time when you're about to die, which I didn't know at the time, but he was modeling.

His hand was swollen and he was not well, and I could tell that's my brother, I know my brother. The four paramedics from Community Ambulance said that they did his vitals, they took his EKG (Electrocardiogram). I said, "Could I please read the EKG?" They said, "Why? Do you read EKGs?" I said, "Yes, I do." I've been a caregiver for my mother who has a heart issue so I know how to read EKGs. They said, "Well, you're going to go have to pick it up on Monday." It was Friday night at 6:30 p.m. I said, "Okay." And I said, "Can you just please take my brother? He's not well. I know my brother." They said, "His vitals are fine. You cannot use the ER (Emergency Room) as a doctor's office." I said, "That's not what we're trying to do. It's 6:30 p.m., doctors are closed."

They said that three times while they were there, Community Ambulance. They said, "Are you a legal guardian of your brother?" I said, "No, I am not, but I know my brother. My brother didn't have oxygen. He didn't have a right amount of oxygen. He's not well." They said, "Well, it's up to your brother if he

wants to go. Sir, your vitals are fine. Do you want to go to the ER on a Friday night?" This is the way they say it to my brother. Manipulation. My brother said, "No, not if my vitals are fine." I said, "Carmen, please, you do not look good." He goes, "They said my vitals are fine, Denise. I don't want to go. No, I don't want to go." So now, they leave. Twenty-three hours later my brother dropped dead in his house. Twenty-three hours after a Community and the Fire Department were there. To say that it's destroyed my family is an understatement. To say that it's destroyed me, I died that same day. My mother went into the hospital for two weeks. I have to keep talking please.

TICK SEGERBLOM

Anyway, just, you're talking about things which are personal. Commissioner Naft would like to meet with you as soon as we're done here.

DENISE TRUSILLO

Okay. I just have one thing that's really important. I went to go pick up — I picked up the report from Community Service. They said that they were not on-site. They said they were turned away from the Fire Department. They were not. I went to the Fire Department to get — Their copy, they wouldn't give me the copy. I want to know what's going on.

TICK SEGERBLOM

Well, that's what I'm saying. Commissioner Naft would like to meet with you. If you just sit there, in just two minutes, he'll be there and we will get to the bottom of it. Thank you for reaching out.

AL ROJAS

Thanks. I'll be brief. My name is Al Rojas. I live in Sunrise Manor. I wanted to take the time to thank the Commissioners for everything they're doing to reach out to our community, especially Commissioner Naft. He had a very fantastic event where he engaged with the community, he brought Metro down. They answered a lot of questions. And for somebody like myself who initiated a neighborhood watch program, which I can actually talk to a lot of people that are operating in silos, it's a great opportunity to talk to everybody. I want to thank our Commissioner Kirkpatrick. I got online and a lot of people were sending me information on how to — some homeless issues and cars in the community, and since I was trained very well with Metro, I'm able to assist these people and try to get a lot of these problems off the street and educate community on how to go about it.

I do recommend that maybe at some time we do run some kind of a program where we teach people how to trespass, how to use 3-1-1 and how to red card people. I think that we have enough tools, enough tools to clean up our community, especially after COVID where homelessness stuff kind of went up. It didn't happen in my area. Homelessness was always going down, I guess maybe because I was on top of it or we were on top of it. But everybody I talked to homeless after COVID just, it got out of control. And I do believe that we have enough tools to get this down, get homeless down if we have increased community engagement. It's nobody's fault. It just piled up on us. We just don't want to let homeless, the homeless encampments pile up.

And that organization help, which I believe is working in cooperation with the Commissioners, they're very, very helpful. They have a lot of resources. They're taking about 30 people off the streets every week. That's about 1,500 people that they're helping. And a lot of these homeless people, you got to reach them three or four times and then they start getting into the services. So, we have the tools to control this homeless problem. It maybe got on top of us because of COVID, but I think that, I just want to thank the Commissioners for everything that they're doing for us.

I want to thank Tick's team. They're monitoring me on the internet and they're sending emails out where they can. And so, everyone's doing really good. Commissioner Gibson is also fantastic. He's doing good. And McCurdy also, all you guys are all fantastic. And then, I'm also —

TICK SEGERBLOM

You forgot Commissioner Jones.

AL ROJAS

I have 13 seconds and I'm also supporting the scooter thing that Commissioner Jones is — I saw somebody on Sahara and Las Vegas Boulevard just running down there with a scooter.

TICK SEGERBLOM

All right, that was short and sweet. Thank you.

AL ROJAS

There you go. Thank you very much.

DENISE ROBERTSON

My name is Denise Robertson and I live at 1990 Liston Avenue in Logandale, Nevada. The reason that I'm here is because I wanted to tell a story. Commissioner Kirkpatrick is been working with us on a land use change for a place that we affectionately used to call Ty Ranch. In 2006, Ty Ranch came here to this County Commission to try to get a land use change from our — what they call RU back then, which is RS80 now, to an RE (Residential Estates) and R1 (Single-Family Residential) zoning. And they were granted that as long as they put in an access to this particular land.

In a couple weeks, you're going to be seeing a special use permit for an entertainment center on the exact same land. Fast-forward 20 years, no access is required. There's not anything required for this entertainment center that they are putting together. At our last Town Board meeting, which was last week, the owner of what we affectionately call Ty Ranch, which is owned by Zimba Industries, Billy Pulsifer, he was aware of the bridge. And he said that when he saw, purchased a property and saw the plans for the bridge and saw the price tag for the bridge, that it wasn't something that they would be able feasibly to be able to do.

So basically what happened, this is an urban legend, actually rural legend. So, what happened in 2005 was this bridge was required to be put in. And so, at the same time, they opened up Logandale Trails, and when they opened up Logandale Trails, they said, "Well, we'll funnel the traffic down Liston Avenue," which is the road that we live on until the bridge is built. Until the bridge is built. Well, the bridge was never actually something that was going to be built except by Ty Ranch. When I purchased my property in 2017, I was told that the access to Logandale Trails and also to this entertainment center was down Liston based on the fact that the bridge was going to be built.

The people down the street who purchased two years ago, the same thing happened. So, this is some sort of legend that has just been perpetuated. But the fact of the matter is, this is an entertainment center that they're putting down this road. Liston Road is a rural residential primitive road. There's no setbacks. My bedroom window is 20 feet from the road. Whipple Street, which is where the bridge was supposed to be done, has setbacks, sidewalks, curb, gutter. It's supposed to be in the master plan, a major ulterior or throughfare. The traffic was funneled down Liston for the last corn maze. It was insane the amount of traffic, literally insane.

The Town Board last week approved 700 more spots. That is 1,400 cars, 700 one way and 700 the other way coming down this whirl windy residential road to this entertainment center. If none of this bothers you, then what if there's an open shooter, right? You have 2,000 people at risk because there's literally one way in and one way out. Please, I'm going to be sending you some information. I have Comprehensive Planning looking at the beating [meeting] notes and the resolution from 2005. They're doing some research. So, I'm going to email those to you. Thank you.

TICK SEGERBLOM

Thank you. All right, seeing no one else, we'll adjourn for until two weeks, till May. Thank you so much.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 11:01 a.m., the meeting was adjourned.

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

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APPROVED: /s/ Tick Segerblom
TICK SEGERBLOM, CHAIR

ATTEST: /s/ Carl Bates for
LYNN MARIE GOYA, CLARK COUNTY CLERK