



togetherforbetter

Board of County Commissioners

Clark County, Nevada

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

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, May 6, 2026:

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

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

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

Commissioners Present:

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

Absent:

None

**Appearing Telephonically*

Also Present:

Robert Warhola, Deputy District Attorney
Jennifer Ammerman, Acting Director, Comprehensive Planning
Antonio Papazian, Deputy Director, Public Works
JaWaan Dodson, Manager, Development Review
Tammy McMahan, Deputy Clerk
Ruby Ochoa, Deputy Clerk

SEC. 2. PUBLIC FORUM⁴

1. Public Comment

MICHAEL NAFT

Good morning. Welcome to the May 6 continuation of the Clark County Commission. The first item on our agenda is public comment. This is the time set aside for anyone wishing to speak on items that are on today's agenda. Please come forward at this time and state your name for the record. Just as a note, Items 9— I'm sorry, Items 4 through 8 are scheduled for routine. Please. If you could just pick up that microphone.

JACK TRUJILLO

Good morning. My name's Jack Trujillo. I'm calling about a couple of my neighbors. They've been fostering dogs for over a year.

MICHAEL NAFT

Are you here on something on today's agenda?

JACK TRUJILLO

No.

MICHAEL NAFT

If not, I'll ask you to have a seat, and at the end of the meeting, our rules allow for you to speak more broadly. Thank you.

JACK TRUJILLO

Okay.

MICHAEL NAFT

Anyone wishing to speak on items on today's agenda, please come forward. Good morning.

JOHN OGG

Good morning. My name is John Ogg, last name is spelled O-G-G, 6755 Costa Place, Las Vegas, Nevada, 89146. I would like to speak on Item 11, holdover use permit to allow a daycare facility in our neighborhood. I'd like to verify with someone that has the specific information. I assume this is 6737 Costa Brava. Is that correct?

JENNIFER AMMERMAN

This one is off routine, off consent.

MICHAEL NAFT

Oh, it's off routine.

JENNIFER AMMERMAN

Yeah.

MICHAEL NAFT

So, because this is after Item 8, it is off routine. So, if you'd like, there'll be a public hearing on—

JOHN OGG

Okay. I'm sorry. I misunderstood.

MICHAEL NAFT

No, I could have clarified that.

JOHN OGG

Thank you.

MICHAEL NAFT

And I guess while we're at it, if the booth is aware, is Commissioner Jones on the phone? Yes.

JUSTIN JONES

I am.

MICHAEL NAFT

Thank you. Anyone else wishing to speak on items on today's agenda? Seeing no one, I'll close the public hearing, and we can move to the approval of the agenda.

SEC. 3. AGENDA

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

ACTION: APPROVED.

JENNIFER AMMERMAN

Good morning, Commissioners. For the approval of the agenda, we'll consider any additions or deletions and staff has the following requests, which may require renotification fees in accordance with Title 30:

Hold to the May 20, 2026, Zoning meeting:

- Item 12, UC-26-0165
- Item 32, ZC-26-0157
- Item 33, UC-26-0158

Hold to the June 3, 2026, Zoning meeting:

- Item 9, WS-26-0113

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 9, 12, 32, and 33, the agenda stands ready for your approval.

MOTION

WILLIAM MCCURDY II

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

MICHAEL NAFT

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

JUSTIN JONES

Jones, aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion passes.

3. Approval of minutes. (For possible action)

ACTION: APPROVED.

JENNIFER AMMERMAN

Next item on the agenda is the approval of the minutes. The minutes of the April 8, 2026, Zoning meeting are ready for your approval.

MOTION

WILLIAM MCCURDY II

I move approval of our meeting minutes.

MICHAEL NAFT

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

JUSTIN JONES

Jones, aye.

VOTE

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

MICHAEL NAFT

That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 8

ACTION: APPROVED.

JENNIFER AMMERMAN

Next item are the routine action items, which consist of Items 4 through 8. These items may be considered together in one motion, are subject to the conditions listed with each agenda item. Additionally, staff has the following requests:

- Item 5, ET-26-400023 for WS-21-0701, add the following Comprehensive Planning conditions until May 6, 2030, to commence per plans on file and any revisions to be approved by the Board of County Commissioners and a maximum of six lots.
- Item 6, TM-26-500044, add the following Comprehensive Planning condition per plans on file and any revisions shall be approved by the Board of County Commissioners and a maximum of six lots.

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

MOTION

WILLIAM MCCURDY II

I move approval of our routine action items.

MICHAEL NAFT

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

JUSTIN JONES

Jones, aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes.

4. ET-26-400020 (ZC-23-0042)-AXIOM LIVING, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increase building height; 2) reduce building separation; and 3) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) off-site parking; and 3) a multi-family development on 4.50 acres in an RM50 (Residential Multi-Family 50) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Montessori Street (alignment) and south of Wagon Trail Avenue (alignment) within Spring Valley. MN/md/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until April 19, 2028 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 the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

5. ET-26-400023 (WS-21-0701)-TCB ENTERPRISES NV, LLC SERIES FORT APACHE:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce lot area; 2) reduce setbacks; 3) reduce street intersection off-set; and 4) alternative driveway geometrics.
DESIGN REVIEW for a single-family residential subdivision on 3.90 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Fort Apache Road and north of Lone Mountain Road within Lone Mountain. AB/rr/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until May 6, 2030 to commence to coincide with the expiration of TM-26-500044 or the application will expire unless extended with approval of an extension of time;
- Per plans on file and any revisions shall be approved by the Board of County Commissioners;
- Maximum of 6 lots.
- 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 the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

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.

6. TM-26-500044-TCB ENTERPRISES NV, LLC SERIES FORT APACHE:
TENTATIVE MAP consisting of 6 single-family lots on 3.90 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Fort Apache Road and north of Lone Mountain Road within Lone Mountain. AB/rr/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Per plans on file and any revisions shall be approved by the Board of County Commissioners;
- Maximum of 6 lots.
- 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

- Comply with approved drainage study PW21-15072;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Verde Way and associated spandrel.

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 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.

7. ORD-26-900140: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with MEQ-Cactus & Rainbow, LLC for a commercial shopping center on a portion of 5.5 acres, generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/ji (For possible action)

ACTION: ADOPTED (ORDINANCE 5373; EFFECTIVE 5/21/2026).

8. ORD-26-900227: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on February 4, 2026 and February 18, 2026. (For possible action)

ACTION: ADOPTED (ORDINANCE 5374; EFFECTIVE 5/21/2026).

SEC. 5. NON-ROUTINE ACTION ITEMS 9 THROUGH 34

9. WS-26-0113-TROPICANA LAND, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.

DESIGN REVIEW for a resort hotel on a 26.11 acre portion of 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Tropicana Avenue and east of Las Vegas Boulevard South within Paradise. JG/nm/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO THE JUNE 3, 2026, MEETING PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

10. ET-25-400124 (AR-23-400123 (UC-21-0332))-ERBR, LLC:

HOLDOVER APPLICATION FOR REVIEW FOR USE PERMITS SECOND EXTENSION OF TIME for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales. WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.

DESIGN REVIEWS for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a CG (Commercial General) Zone. Generally located west of Boulder Highway and south of Indios Avenue within Paradise. TS/mh/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

JENNIFER AMMERMAN

Next item is Item 10, ET-25-400124 for AR-23-400123 and UC-21-0332. Holdover application for review for use permits second extension of time for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales. Waiver of development standards to eliminate landscaping. Design reviews for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a CG (Commercial General) Zone. Generally located west of Boulder Highway and south of Indios Avenue within Paradise.

DAVID ANDERSON

Good morning.

MICHAEL NAFT

Good morning.

DAVID ANDERSON

My name is David Anderson on behalf of ERBR, LLC, at 4700 Boulder Highway. We were requesting a second extension of time, but we no longer need it. We needed to plant trees on the rear of the property. They have been planted, so we don't need any more extension.

MICHAEL NAFT

Okay. This is a public hearing. Anyone wishing to speak on Item 10, please come forward. Seeing no one, I'll close the public hearing. Commissioner Segerblom.

TICK SEGERBLOM

Thank you. Do you have any of the pictures of the trees?

DAVID ANDERSON

Yes.

TICK SEGERBLOM

Not that we don't trust you, but if you could just put them there in the middle.

DAVID ANDERSON

Does it work right here?

MOTION

TICK SEGERBLOM

All right, that's good enough for me. So, I would go ahead and— Do I make a motion to approve without extensions or what do I—

JENNIFER AMMERMAN

Right. You can make a motion to approve with no further reviews.

TICK SEGERBLOM

Okay. Make a motion to approve. Thank you so much.

MICHAEL NAFT

There's a motion. Please cast your vote.

JUSTIN JONES

Jones, aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes.

11. UC-26-0011-DIAB DIAB & CAMERON:

HOLDOVER USE PERMIT to allow a daycare facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate and reduce buffering and screening; 3) reduce building separation; 4) eliminate bicycle parking; 5) reduce parking; and 6) reduce throat depth in conjunction with a proposed daycare on 0.33 acres in an RS10 (Residential Single-Family 10) Zone. Generally located south of Costa Brava Road and west of Redwood Street within Spring Valley. JJ/bb/cv (For possible action)

ACTION: DENIED.

JENNIFER AMMERMAN

Next item is Item 11, UC-26-0011. Holdover use permit to allow a daycare facility. Waivers of development standards for the following: 1) modify residential adjacency standards; 2) eliminate and reduce buffering and screening; 3) reduce building separation; 4) eliminate bicycle parking; 5) reduce parking; and 6) reduce throat depth in conjunction with a proposed daycare on 0.33 acres in an RS10 (Residential Single-Family 10) Zone. Generally located south of Costa Brava Road and west of Redwood Street within Spring Valley.

MICHAEL NAFT

Is the applicant here? Okay. If there's no applicant on Item 11, we'll move forward to the public hearing. This is a public hearing on Item 11. Anyone wishing to speak, please come forward. You could just state your name for the record.

MARIA WALTERS

My name is Maria Walters, 6881 Baile Road. This business has already made it clear it's too large for our neighborhood, as it has included plans for an addition to the house and putting in a parking lot instead of a front lawn. Also, what will stop them from increasing the amount of children in their childcare and making it open 24 hours.

By changing this property, by increasing the size of the house and making the front yard a parking lot, it will make it an eyesore and decrease the value of our homes, because one of the top-selling points is how far away each house is from the house next door. Who wants to buy a house next to a business that's so close to the property line when the other houses are so far away? Not to mention, who wants to live next to a house where their front yard is a parking lot full of cars and has allowed children? With at least 18 daycare facilities and less than three miles of this business, there's no need for one in this neighborhood.

All these points emphasize how this business is only concerned about its business and not preserving, protecting, and keeping our neighborhoods safe. Please keep our neighborhood classified as residential. Keep it looking like a residential neighborhood and safe for our children, neighbors, and pets by denying this request.

This business is located around the blind curve of railroad, so you can see how dangerous it already is. The document labeled as parking analysis shows vehicles the approximate size of a Mini Cooper. If you spend any time around an elementary school, a more realistic size would be an SUV or minivan. By following the same amount of vehicles as shown in this document, the vehicles will be blocking access to a street and driveways with the increase of traffic and cars on the side of the road waiting to pick up or drop off the children. Now remember, these children are on the second story, so there will be a wait time. The road will be narrowed. Drivers will drive closer to oncoming traffic and there will be a greater chance of accidents and it'll endanger the pedestrians and their pets.

This property is located near one of the busiest entrances of our neighborhood. We only have three, and it's going to bring congestion that this neighborhood cannot handle. On trash day, this business already almost fills the street in front of their house with all their overflowing trash. Where are they going to put all the trash cans when they add 24 children? Where are all the vehicles going to drive with the trash cans out on the road? What about the increase in pollution, litter and the smell of dirty diapers from all those children after sitting for a week, especially in the heat?

Let's look at the numbers. This business already has 10 senior residents, plus their 10 nurses, add in the three staff members if they work eight-hour shifts at 24 staff members. Then if each of their senior residents has two visitors, that's 20 visitors. In addition to the two owners, one applicant, one correspondent, with a proposal of adding 24 children and 24 parents guardians, plus one director and three staff members, add up all those numbers that's 120 people.

That's not mentioning vendors, delivery drivers, physical therapists, nutritionists, government workers, social workers, janitorial staff, and other providers, and possibly more visitors accessing this business, especially during the holidays. What is the fire code limit for people for a house that size? Our small neighborhood cannot handle that many people. Please deny this application, keep our neighborhood looking like a neighborhood.

MICHAEL NAFT

Thank you very much. Anyone else wishing to speak on Item 11? Please come forward.

JOHN OGG

Good morning. Again, John Ogg, O-G-G, 6755 Costa Place. I'm one of the homes immediately adjacent to— Oops, upside down. Sorry. My apologies. So, the home or the commercial facility, I would argue, that is up for consideration is already 80% larger than the surrounding homes. We had a very tenuous discussion in 2013 when this was made an assisted living facility and went all the way up to Harry Reid's office to try to stop it. Due to ADA (Americans with Disabilities Act), with 10 or fewer residents, we could have an assisted living facility and still be considered single family. This is a daycare, not covered by that.

My home is right here. My wall immediately adjoins this property. There will be children, up to 24 children, playing in an area that's not designed for it. There's less than 400 square feet of non-concrete area in that backyard. Also, my next door neighbor to me, Dixie, her home immediately adjoins. This neighbor, I do not know, but you can see how close they are. It's, as the prior person said, not appropriate for a daycare. That's a commercial business, does not belong in a residential neighborhood. I understand that there can be exceptions. Exceptions aren't needed. We do not have children in our neighborhood.

Oddly, I'm 61. I'm probably on the low side of most of the people in my neighborhood. A lot of the people, like Dixie next door, have lived there since 1979 when her home was built. Our neighbor across the street has lived there since 1979 when his home was built. We went through a very difficult time in 2013, couldn't get around it. This is a different situation. I was not aware of the parking that was shown. Another thing I'd like to hold the Commission responsible for is the public notification of this went out on Thursday, was postmarked. The one I received went out on Thursday, March 26, for a public meeting on Tuesday, March 31. That doesn't allow the neighborhood time to respond. I was out of town, didn't even know about the meeting until I came back.

Also, I submitted this morning via the website and directly to Justin Jones, information regarding why this is not an appropriate facility, the increased risk of traffic as the prior person mentioned. And to highlight just the green space in the backyard, this is the total of the green space that's in that backyard. Everything else is concrete. It's not appropriate, it's not appropriate for the neighborhood, and I would request that the Commission deny.

MICHAEL NAFT

Thank you very much. Anyone else here wishing to speak on Item 11, please come forward. Seeing no one, I will close the public hearing. Commissioner Jones, this is your Item 11.

MOTION

JUSTIN JONES

Thank you, Mr. Chair. I appreciate the need for additional childcare facilities in our community, and I just wanted to let my colleagues know and the public know that the Southern Nevada Council of Governments has taken this on as its first priority, how we deal with these types of facilities in neighborhoods. However, this is wildly inappropriate for a residential neighborhood, adding 24 kids and all the transportation that will go along with that is simply not appropriate in this area. So go ahead and move for denial of agenda Item 11.

MICHAEL NAFT

Thank you very much. There's a motion to deny the application. Please cast your vote.

TICK SEGERBLOM

I was never going to remember how to do it.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes. Thank you very much.

12. UC-26-0165-WHITING VEGAS:

USE PERMIT for a school.

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

DESIGN REVIEW for a proposed school on 6.26 acres in an IL (Industrial Light) Zone. Generally located north of Vegas Valley Drive and east of Tree Line Drive within Sunrise Manor. TS/lm/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO THE MAY 20, 2026, MEETING PER THE APPLICANT).

(Companion Items 13 and 14)

13. VS-26-0134-FORD INDUSTRIAL 114, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Cougar Avenue (alignment), and Dean Martin Drive and I-15 within Enterprise (description on file). JJ/sd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 14).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

JENNIFER AMMERMAN

Next are Items 13 and 14, which are companion, can be heard together.

- Item 13, VS-26-0134. Holdover vacate and abandon easements of interest to Clark County located between Ford Avenue and Cougar Avenue (alignment), and Dean Martin Drive and I-15 within Enterprise.
- Item 14, UC-26-0133. Holdover use permit for outdoor storage. Waivers of development standards for the following: 1) reduce street landscaping; 2) security fencing; 3) allow a non-decorative fence; 4) increase maximum parking; 5) allow an attached sidewalk; and 6) modified driveway geometrics. Design review for outdoor storage on 1.14 acres in a CG (Commercial General) Zone. Generally located north of Ford Avenue and east of Dean Martin Drive within Enterprise.

JIM DIFIORI

Good morning, Chairman Naft and Commissioners. I'm Jim DiFiori of DiFiori Consulting and Business Services representing the applicant. On Item 13, we would request that you approve the vacation of the patent easements, which are on 30 feet on the inside perimeter of the property. Do you wish me to speak on Item 14 at the same time, or?

MICHAEL NAFT

I would. Yep.

JIM DIFIORI

Okay. All right. Well, we've met with the neighbors and we've also met with Commissioner Jones with regard to our proposed project here. At the Town [Advisory] Board (TAB) meeting on April 15, the TAB did recommend approval of the use permit and the design review, and we have made some changes with the original plans, creating a one-way driveway instead of a two-way. And we have decided that we are going to landscape the entire frontal area as you ingress and egress the property.

On the waivers that were proposed, I have some changes to that as well. Waiver 1 is going to be withdrawn simply because we're going to re-landscape that entire front area. Waiver 2 on the security fencing 2A and 2B are also withdrawn. Item 3 on the security fence, it is also withdrawn. The property has an existing wall on the west and on the north sides and chain link side on the east. The chain link is proposed to be replaced by a block wall and wrought iron gates at the point of ingress and egress.

We are requesting approval, as approved for recommendation by the Enterprise TAB, items 4, 5, and 6A, and we are requesting a withdrawal of item 6B due to the fact that the driveway will be a one-way driveway and not a two-way. I'm open for any questions if you have any.

MICHAEL NAFT

Thank you. If that completes your presentation, this is a public hearing on Items 13 and 14. Anyone who would like to speak, please come forward. Good morning.

JAY HELLER

Good morning, Mr. Chairman, Commissioners. Jay Heller, 8540 Dean Martin Drive. Here on behalf of Dean Martin Business Center, which is the development immediately to the west and the north of this property. First, I'd like to thank the applicant for holding this at the TAB initially to give us the opportunity

to discuss our concerns with potential issues. They did meet myself at my office with Tommy LoPresti, who is the representative for the RNP (Rural Neighborhood Preservation) in the neighborhood.

And they did address a number of the concerns that we had, but just going on record, the parking was one item. There is, and we'll go unnamed, a landscape company just to the north, one street north on Wigwam. And coincidentally, at the end of the street, and they park two, three cars deep each day at the end of the street. The applicant assured us that's not their method, and hence the waiver for the increased parking. Unsightly outside storage, high piled, assured us that's not the case in this item.

And lastly was the landscaping, and especially along the perimeter inside, they agreed to plant the trees staggered with ours, which is the ideal way for screening. And also, we much prefer a permanent structure, but understanding the cost feasibility of that, they had agreed to spruce that up. So, with those assurances, we are supportive of this item and welcome them to the neighborhood.

MICHAEL NAFT

Thank you very much. Anyone else wishing to speak on Items 13 and 14? Seeing no one, we'll close the public hearing and turn it to Commissioner Jones.

MOTION

JUSTIN JONES

Thank you, Mr. Chair. I appreciate the applicant working with Mr. Heller, Mr. LoPresti, and coming to meet with me twice to discuss the concerns that were raised, and appreciate the work that they did in order to reduce the number of waivers. So, I'll go ahead and move for approval of agenda Items 13 and 14, with the withdrawal of waivers 1, 2A, 2B, 3, and 6B.

MICHAEL NAFT

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The motion passes. Thank you.

JIM DIFIORI

Thank you very much.

14. UC-26-0133-FORD INDUSTRIAL 114, LLC:

HOLDOVER USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) security fencing; 3) allow a non-decorative fence; 4) increase maximum parking; 5) allow an attached sidewalk; and 6) modified driveway geometrics.

DESIGN REVIEW for outdoor storage on 1.14 acres in a CG (Commercial General) Zone. Generally located north of Ford Avenue and east of Dean Martin Drive within Enterprise. JJ/sd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 13).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits 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 approval of this application does not constitute approval of any other permit or license; 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;
- Applicant to install commercial curb return driveways per Uniform Standard Drawing 222.1 to the minimum width for two-way traffic or provide a 5 foot wide concrete sidewalk behind the existing driveways or compliance with the Americans with Disabilities Act (ADA);
- Coordinate with Public Works - Development Review to reconstruct the median at the Ford Avenue and Dean Martin Drive intersection.

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.

WAIVERS OF DEVELOPMENT STANDARDS #1, #2, #3, AND #6B WERE WITHDRAWN.

15. VS-26-0163-LAS VEGAS COMMERCIAL INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and Rainbow Boulevard and Inspiration Drive; a portion of right-of-way being Rainbow Boulevard located between Pebble Road and Blue Diamond Road; and a portion of right-of-way being Pebble Road located between Rainbow Boulevard and Inspiration Drive within Enterprise (description on file). JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 16)

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- 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 Rainbow Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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.

JENNIFER AMMERMAN

Next are Items 15 and 16, which can be heard together.

- [Item 15] VS-26-0163 Vacate and abandon easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and Rainbow Boulevard and Inspiration Drive; a portion of right-of-way being Rainbow Boulevard located between Pebble Road and Blue Diamond Road; and a portion of right-of-way being Pebble Road located between Rainbow Boulevard and Inspiration Drive within Enterprise.
- Item 16, UC-26-0164. USE PERMIT for a vehicle wash. Waivers of development standards for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) allow modified driveway geometrics. Design review for a shopping center on 4.92 acres in a CG (Commercial General) Zone. Generally located south of Pebble Road and east of Rainbow Boulevard within Enterprise.
-

MICHAEL NAFT

Good morning.

JAMES GRINDSTAFF

Good morning, Commissioners. James Grindstaff, 2608 Mountain Rail Drive, representing the developer. First, I want to thank Commissioner Jones and staff for working with us on working through the items of concern of both staff and — I'm sorry, Public Works and of Commissioner Jones. So, I want to go ahead and address those.

As you can see, this is a retail commercial center at Pebble and Rainbow. Zoning was already in place. We're here for design reviews and use permits. The three items of concern I have emphasized with dimensions in red were, first, let's address the vacuums for the proposed carwash. Commissioner Jones was concerned about the proximity to the residential. So, as you can see here, we have moved the vacuums 143 feet and 8 inches away from the adjacent residential. And as you can also see, I've reemphasized and read also that we have an intense double row of trees as a landscape buffer along with our CMU (Concrete Masonry Unit) wall there to help mitigate both sound and visual to the commercial center.

The other three items of concern are all of the same nature was the proximity of the speaker boxes to the residential. Now, we all know that code changed a few years ago rather than addressing the speaker box location. It now addresses the drive-thru location. What we did to mitigate the concerns of the Commissioner was that we specifically have detailed the locations that the speaker boxes will be no closer than.

In addition to moving them further away, we also pivoted them around the building. So, any sound from these speaker boxes, as you can see, would project north or south and not east towards the residence. So, we mitigate it by distance and by direction. And we also know that in today, the technology keeps getting better, better on speaker boxes, and they're quieter and quieter. But with that said, we felt, and Commissioner Jones has agreed, that these mitigations were sufficient.

If you'd like, I can show you the elevations of the buildings as well. We have two buildings that are part of this application, retail A and retail B, which will be the first buildings that are being constructed as part of this application. As you can see, they're fairly standard in the grays and black tones. We have the architectural setbacks and things that are required per the code. That is retail B.

And this is the slightly larger building in retail A. As you can see, we've done the same thing. We've mitigated the long string of elevations by breaking them up in hikes. They vary from 22.3 to 29 feet tall, and we've also put relief on the side of the buildings as well. As we can see, just so you can see it. On the landscape plan, you can see here is the double rows of trees that we have that are recommended for this along with our CMU wall for mitigation of any visual noise impacts to the site. With that said, I'm happy to answer any questions. Thank you.

MICHAEL NAFT

Thank you. This is a public hearing on Items 15 and 16. Anyone wishing to speak, please come forward. Seeing no one, I'll close the public hearing. Commissioner Jones.

MOTION

JUSTIN JONES

Thank you, Mr. Chair. I appreciate the applicant making the notations on the proposed plan for the vacuum and speaker box locations. And with that additional consideration, I'll go ahead and move for approval of agenda Items 15 and 16.

MICHAEL NAFT

Commissioner Jones, before you do that, I believe Mr. Papazian is waving you down.

JUSTIN JONES

Okay.

ANTONIO PAPAZIAN

Thank you, Commissioner. I just want to make sure for the record, I don't see that these plans are the ones I have on record. We have a revised plan dated March 31. These ones appear to be older as we worked with the applicant on the driveway closest to Pebble on Rainbow.

JAMES GRINDSTAFF

My apologies. We did send it to the Planning divisions. Sorry about that. Planning does have the most current copy.

ANTONIO PAPAZIAN

And we are good with the most recent copy. We just want to make sure the plan that is shown is not what is being approved.

JUSTIN JONES

So, Mr. Grindstaff, can you clarify that there's not a discrepancy between what you're showing today in terms of the driveways and what you have previously worked on with Mr. Papazian?

JAMES GRINDSTAFF

Yes, sir. Yes, the driveways that are submitted for Public Works on there have the additional dimensions required by Public Works. The changes we revised for Planning was specifically to address the dimensions that we had discussed, and we inadvertently left those dimensions off since they weren't relevant to that part of the conversation. But we will update and make sure that all the plans are matching and that we have the dimensions on that same Public Works plan, and I will get that done and submitted back to Public Works this week.

JUSTIN JONES

All right. With that clarification, my motion stands on approval of agenda Items 15 and 16.

MICHAEL NAFT

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

VOTE

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

MICHAEL NAFT

The motion passes. Thank you.

JAMES GRINDSTAFF

Thank you, Commissioners.

16. UC-26-0164-LAS VEGAS COMMERCIAL INVESTMENTS, LLC:

USE PERMIT for a vehicle wash.

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

DESIGN REVIEW for a shopping center on 4.92 acres in a CG (Commercial General) Zone. Generally located south of Pebble Road and east of Rainbow Boulevard within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 15).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Vacuum and speaker box locations as shown on plans;
- 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 that future land use applications may be required for buildings on Pads A, B, C and D; 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;
- 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 Rainbow Boulevard improvement project;

- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0482-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. WS-25-0882-BARKER FAMILY TRUST & BARKER, DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS: HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height for a proposed accessory living quarters; 2) reduce front setback for a proposed single-family residence; 3) increase retaining wall height; and 4) waive full off-site improvements for a proposed single-family residential development on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Primary residence to commence construction prior to accessory living quarters.
- 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

- Execute a Restrictive Covenant Agreement (deed restrictions).

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 #0042-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

JENNIFER AMMERMAN

Next Item is Item 17, WS-25-0882. Holdover waivers of development standards for the following: 1) increase height for a proposed accessory living quarters; 2) reduce front setback for a proposed single-family residence; 3) increase retaining wall height; and 4) waive full off-site improvements for a proposed single-family residential development on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor.

MICHAEL NAFT

Thank you. Good morning.

JOEY DEBLANCO

Good morning, Joey DeBlanco, 2251 North Rampart Boulevard here on behalf of the applicant. I'll walk you through the site plan here really quick, just so you can understand what it all means. The green dash line here, that's the setback line for the entire property. Here is the 40-foot setback that's required. Here is the 30-foot setback being requested. The yellow are the retaining walls. This one right here is the 10-foot retaining wall that he's asking for permission for.

And then this is the footprint of the main dwelling. This is the footprint of the ADU (Alternate Dwelling Unit). Right here, you could see the front elevation of the main dwelling, also an isometric of it. And then here's the front view of the ADU also with isometric of it. And then here's the dimensions from the ground to the roof showing 35 feet. If you want, I'll just jump into staff's denials. With respect to number one, the applicant agrees to file the covenant that's required, and with respect to building these simultaneously, he's agreed. So, if you have any other questions, I'd be happy to answer them.

MICHAEL NAFT

Thank you. This is a public hearing on Item 17. Anyone who would like to speak, please come forward. Seeing no one, Commissioner Segerblom.

MOTION

TICK SEGERBLOM

Thank you. So, I'm going to go ahead and grant all the waivers, but I want to add the condition that simultaneously we'll start with ADU and the building. So, we don't want this tall ADU there without a building in front of it. So as long as you agree to that, that's great.

JOEY DEBLANCO

Yes. Yes, agreed.

TICK SEGERBLOM

Thank you. Is that okay, Jennifer?

JENNIFER AMMERMAN

Yes. Can we say the primary residential commenced construction prior to the ADU?

TICK SEGERBLOM

Yes. Commenced. It doesn't have to be completed, but commenced.

JENNIFER AMMERMAN

Right. Just start. Yeah.

TICK SEGERBLOM

Great. All right. With that correction, I'll move for approval.

MICHAEL NAFT

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

JUSTIN JONES

Jones, aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

The item passes.

18. WS-26-0114-SMITH, CHARLES:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase wall height; and 3) allow modified driveway geometrics in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Boxwood Lane and north of Baywood Avenue within Spring Valley. JJ/rp/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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.

WAIVER OF DEVELOPMENT STANDARDS #3A WAS WITHDRAWN.

JENNIFER AMMERMAN

Next item is Item 18, WS-26-0114. Holdover waivers of development standards for the following: 1) reduce setback; 2) increase wall height; and 3) allow modified driveway geometrics in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Boxwood Lane and north of Baywood Avenue within Spring Valley.

MICHAEL NAFT

Good morning.

CHARLES SMITH

Good morning. Charles Smith, 6619 Boxford Lane. Just wanted to start with saying that I was reviewing the revised staff report, and there's still a couple of errors there as far as a site address. It's 6619. It does state 6618 in the agenda sheet here, if you notice that. And also, there was an error in the uniform standard drawing 222. Property line to driveway should be 6 feet, as far as I know, and it says 12 feet here. And I think they're aware that the Planning Department was going to revise that, but that's minimal.

And also, I'd like to withdraw waiver 3A. As I was working with the Department of Public Works and we decided that it was not a good idea to add a second driveway to this proposed garage. And I was able to re, I guess, assess the situation and there's a better approach from the existing garage. But that will be, I guess I'm wanting to withdraw waiver 3A. Sound right on your end? I don't know. Okay. And then as far as 3B, I met with Commissioner Jones, and I was kind of brainstorming some ideas. So, I've got a little bit of a solution here for the—

MICHAEL NAFT

I'm not sure, I'm sorry, if you're trying to demonstrate something. We can't see it if there's—There we go. Thank you.

CHARLES SMITH

There it goes. This is something that I came up with Commissioner Jones was a little bit of a planner. So, there's a decommissioned telephone box here next to the property line there. It's a small 15 by 30 inch or so, not in use, but it does mention in 3B about the distance from utility box. So, I did go ahead and address that by putting something in the way so I would never drive. There's no parking at all in that area.

So, I guess I need to explain this. 3B is a waiver because there's a piece of concrete that goes up to the property line. Now there was gravel here before. And every time it would rain, it's a pretty good pitch. It's like a 10- or 12-degree pitch or something up this driveway and the gravel would wash down into the street. So, it's a really good solution. It's a walkway for the garbage cans. And otherwise, that's what I came up with for not parking there is the little planter in the mailbox. And this is the 3A. The site plan was revised to show that the driveway would be approaching from the existing driveway instead of a second driveway into the street there. I believe that's all I need to talk about.

MICHAEL NAFT

Thank you. If that completes your presentation, this is a public comment period. Anyone wishing to speak, please come forward. Seeing no one, Commissioner Jones.

MOTION

JUSTIN JONES

Thank you, Mr. Chair. Appreciate the applicant working with me and with Public Works on this. Move for approval agenda Item 18 with the withdrawal of waiver 3A.

MICHAEL NAFT

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

VOTE

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

MICHAEL NAFT

Motion passes. Thank you.

(Companion Items 19 and 20)

19. WS-26-0148-DBAC, LLC:

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.

DESIGN REVIEW for a proposed single-family residential development 8.69 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located west of Hinson Street and north of Maule Avenue within Enterprise. MN/nai/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 20).

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

- Comply with drainage study PW25-17936;
- Traffic study and compliance.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is

advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a new Point of Connection (POC) is required, as the previously issued POC has either expired, the proposed flow has changed, or the property has been re-parceled; and instructions for submitting a POC request are available on the CCWRD's website.

JENNIFER AMMERMAN

Next are Items 19 and 20, which can be heard together.

- [Item] 19 is WS-26-0148. Waiver of development standards to eliminate street landscaping. Design review for a proposed single-family residential development 8.69 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located west of Hinson Street and north of Maule Avenue within Enterprise.
- Item 20, TM-26-500028. Tentative map consisting of 16 single-family residential lots and common lots on 8.69 acres in an RS20 (Residential Single-Family 20) Zone within the

Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located west of Hinson Street and north of Maule Avenue within Enterprise.

MICHAEL NAFT

Good morning.

SUSAN FLORIAN

Good morning, County Commissioners. My name is Susan Florian from Taney Engineering, 6030 South Jones Boulevard, here on behalf of the applicant. We're asking for a tentative map. These two streets used to connect, but the developer has chosen to complete the bottom and sell the top half. So now the street will not be going through. It will just end in the cul-de-sac and then the other one will end up in a three-point turnaround. We are asking also for a waiver of landscape on Hinson for these two lots that are in the right-of-way. With that, I conclude my presentation. I'm here to answer any questions that you may have.

MOTION

MICHAEL NAFT

Thank you. This is a public hearing on Items 19 and 20. Anyone wishing to speak, please come forward. Seeing no one, I'll close the public hearing. I move for approval of Items 19 and 20.

JUSTIN JONES

Jones, aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion passes. Thank you.

SUSAN FLORIAN

Thank you so much.

20. TM-26-500038-DBAC, LLC:

TENTATIVE MAP consisting of 16 single-family residential lots and common lots on 8.69 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located west of Hinson Street and north of Maule Avenue within Enterprise. MN/nai/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 19).

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

- Comply with drainage study PW25-17936;
- Traffic study and compliance.

Building Department - Addressing

- The street shown as Milos Road shall have the suffix of Court;
- The street suffixes shall be spelt out.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a new Point of Connection (POC) is required, as the previously issued POC has either expired, the proposed flow has changed, or the property has been re-parceled; and instructions for submitting a POC request are available on the CCWRD's website.

(Companion Items 21, 22, 23, and 24)

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

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 1.12 acres. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area. WM/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-5-6-26-1; COMPANION ITEMS 22, 23, AND 24).

JENNIFER AMMERMAN

Next are Items 21 through 24, which can be heard together.

- [Item] 21 is PA-25-700052. Holdover plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 1.12 acres. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area.
- [Item] 22, ZC-25-0836. Holdover zone change to reclassify 1.12 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area.
- Item 23, VS-25-0837. Holdover vacate and abandon a portion of right-of-way being Apricot Lane located between Roberta Lane and Smoke Ranch Road within the Lone Mountain planning area.
- Item 24, WS-25-0838. Holdover waivers of development standards for the following: 1) allow attached sidewalks; and 2) reduce the street intersection off-set. Design review for a proposed single-family residential development on 1.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area.

MICHAEL NAFT

Good morning.

PETER BANYAI

And good morning. My name is Peter Banyai with 5150 Smoke Ranch Road. And this application, we would like to put up eight properties. We reduced it from 12 to 8 properties. And thank you so much, by the way. We've been doing this since year and a half. So, for the staff and everyone we've been working together and make this project being the last stage. Do you have any questions regarding this property?

MICHAEL NAFT

Maybe, but this is a public hearing, so I'm going to open that public comment period. Anyone wishing to speak on Items 21 through 24, please come forward at this time. Seeing no one, Commissioner McCurdy II.

MOTION

WILLIAM MCCURDY II

Thank you, Mr. Chairman. This has been quite the project. We've had meetings with the neighbors. We've literally went and stood out on the corner there and talked with some of the surrounding area. And it's also a prime example of what's happening between the City of Las Vegas and Clark County with the ongoing annexing.

On this street, on Apricot, you have the residential estates. You have a couple properties then next to that, you'll have a city property where they've allowed higher density and historic rural neighborhood. And unfortunately, the residents are caught in the middle. And this is down the street, which has been approved by the City. So, we've worked with the applicant to reduce the number of homes from 12 down to 8. And this is the best case scenario for the neighbors, because if we don't do it, then it'll just be annexing to the city to be even higher density.

So, I've had the applicant agree to include 8-foot block walls on the north side of the property as well on the west side. Along Smoke Ranch, they're all attached sidewalks. We're going to do detached sidewalks going into the neighborhood on Apricot Lane, which is great. The applicant agreed to make sure that it's ADA accessible on the north end so that neighbors who need to have accommodations met are able to do that. So, I'm ready to move for approval of this project, and I thank the applicant for working with me.

MICHAEL NAFT

Thank you. There's a motion for approval. Commissioner Kirkpatrick—

MARILYN K. KIRKPATRICK

Thank you. And Commissioner McCurdy II, I just want to put some things on the record because this is a hard pill for me to swallow because I opposed it when the City annexed to begin with, and they approved 24 units in the center of Apricot Lane, which honestly is not even up to public standards as a whole on that road if you went to travel that road. Because it was never intended for that, right?

But I do want to ask staff at what point, I thought that there was a deal to be had when we bought the RJC (Regional Justice Center) and they were trying to annex 11,000 places that this area was protected with Commissioner Weekly. We worked on this, right? And I flagged it when it went before the City, and I don't understand how they just can keep doing this. How can they keep annexing in the center of— It's not even a 60-foot right-of-way, quite frankly. It's not even up to public standards.

Commissioner McCurdy II, I said I would vote for it, but this is a prime example why we at least need a damn hearing in the legislature. Because now the residents, at no fault of their own, are caught in the middle of— There's a group home in this area. I represented this area for 10 years. There's a group home that we have there that predominantly has disabled and folks that are in there, and now you're adding all of this density and the center of it, and the city continues to pick apart.

I understand that this is the best case scenario to keep people from annexing it, but a deal is a deal. I sat in on this Board when there was a deal made that we would (inaudible) the RJC to stop 11,000 units to be zoned. So, I want to know why they don't have to keep their end of the deal, because on the interlocal, they're quick to send us letters if they think that we're doing something different. So, this is awful for these neighbors who have been there for a long time.

What? Yes, there was a written agreement. Betsy Fretwell was the City Manager at the time. So, I just pains me to have to vote for this. But again, if we don't give them their way, they're going to go annex and it'll be worse. And at the end of the day, that is not set up for—The street is not set up for that, that's why it's a dead end. So, thank you for letting me get my peace out, but tired of people not keeping their end of the bargain.

MICHAEL NAFT

There's a motion for approval on Item 21 through 24. Please cast your vote.

JUSTIN JONES

Jones, aye.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

Motion passes. Thank you.

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

HOLDOVER ZONE CHANGE to reclassify 1.12 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area (description on file). WM/gc (For possible action)

ACTION: APPROVED (COMPANION ITEMS 21, 23, AND 24).

CONDITIONS OF APPROVAL –

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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.

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

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Apricot Lane located between Roberta Lane and Smoke Ranch Road within the Lone Mountain planning area (description on file). WM/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 21, 22, AND 24).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

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

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; and 2) reduce the street intersection off-set.

DESIGN REVIEW for a proposed single-family residential development on 1.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Smoke Ranch Road and west of Apricot Lane within the Lone Mountain planning area. WM/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 21, 22, AND 23).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Provide an 8 foot high block wall along the north and west property lines;
- 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;
- 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;
- Reconstruct any unused driveways with full off-site improvements.

Department of Aviation

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

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, applicant is advised 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 25, 26, 27, and 28)

25. PA-26-700001-ZHENG DA, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 0.85 acres. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-5-6-26-2; COMPANION ITEMS 26, 27, AND 28).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

JENNIFER AMMERMAN

Next are Items 25 to 28 that can be heard together.

- Item 25 is PA-26-700001. Holdover plan amendment to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 0.85 acres. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise.
- Item 26, ZC-26-0038. Holdover zone change to reclassify 0.85 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise
- Item 27, VS-26-0037. Holdover vacate and abandon easements of interest to Clark County located between Decatur Boulevard and Cameron Street (alignment), and Ford Avenue and Pebble Road; and a portion of right-of-way being Decatur Boulevard located between Ford Avenue and Pebble Road within Enterprise.
- Item 28, UC-26-0039. Holdover use permit for outdoor dining, drinking, and cooking. Waivers of development standards for the following: 1) reduce setbacks; 2) reduce street landscaping; 3) reduce buffering and screening; 4) modified residential adjacency standards; and 5) alternative driveway geometrics. Design review for a proposed commercial building on 0.85 acres in a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise.

MICHAEL NAFT

Thank you. Good morning.

RENE ROLIN

Good morning all. Rene Rolin, R-O-L-I-N, with Momeni Engineering, 8360 West Sahara, representing the owner for a retail plaza at the corner of Ford and Decatur. Items 25, 26, and 27 have either been adopted or approved, so I'll move straight to 28.

Two of those waivers were denied, which was number two, reducing the street landscaping. Along Decatur, we have the site visibility zone here and here when you pull in and out of the space. So, the detached sidewalk in front of it at the street side has lower shrubs just because we can't have trees there,

but the interior portion of that landscaping on the inside of the sidewalk closer to the building has the trees. Along Ford, we have an easement right here where we can't plant anything. And then our trash receptacle is also there, which is causing issues with trying to plant. So, we do have some shrubs there, but not the amount that's required by title code.

Item 3 was the reducing the buffering and screening. So, one that applies to the street areas also at the back. We have proposed a 10-foot setback to the residential neighborhood that's there, currently not built as residential, but zoned for such. And we've put trees 10 feet apart to make a giant buffer from the building, which is just the backside of it to the residential area. Otherwise, working with Public Works, we've eliminated parking spaces here and here due to our decreased throat depths so that people can traverse in and out with their cars still back out when someone's pulling in and such does not cause any accidents. You have any questions? That concludes what I think you need to know.

MICHAEL NAFT

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

MOTION

JUSTIN JONES

Thank you, Mr. Chair. I appreciate the applicant has worked with Public Works on removing those parking spots. Still have concerns with relocation of the trash enclosure and would hope that there is a different place that it could be placed. But with that, I'll go ahead and move for approval of agenda Items 25 through 28 following Planning Commission's recommendations of denial of waivers 2 and 3 on agenda Item 28.

MICHAEL NAFT

Thank you, Commissioner Jones. There's a motion for approval of Items 25 through 28. Before that, Mr. Papazian.

ANTONIO PAPAIZIAN

Thank you, Commissioner. I apologize. I just want to make sure where they remove the parking, it just looks blank, that we are going to install some sort of landscape or median so those spaces don't come back.

RENE ROLIN

If landscaping is required, you shall have it.

ANTONIO PAPAIZIAN

Thank you.

MICHAEL NAFT

Okay. Hearing the affirmative, there is a motion for approval of Items 35 through 38. Please cast your vote. I'm sorry, 25 through 28.

JUSTIN JONES

Twenty-five.

VOTE

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

MICHAEL NAFT

That motion passes.

RENE ROLIN

Thank you.

MICHAEL NAFT

Thank you.

26. ZC-26-0038-ZHENG DA, LLC:

HOLDOVER ZONE CHANGE to reclassify 0.85 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise (description of file). JJ/gc (For possible action)

ACTION: APPROVED (COMPANION ITEMS 25, 27, AND 28).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Reduction to CN (Commercial Neighborhood) Zoning.

Department of Aviation

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

dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- 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 #0240-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

27. VS-26-0037-ZHENG DA, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street (alignment), and Ford Avenue and Pebble Road; and a portion of right-of-way being Decatur Boulevard located between Ford Avenue and Pebble Road within Enterprise (description on file). JJ/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 25, 26, AND 28).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- 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;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- 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.

28. UC-26-0039-ZHENG DA, LLC:

HOLDOVER USE PERMIT for outdoor dining, drinking, and cooking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce street landscaping; 3) reduce buffering and screening; 4) modified residential adjacency standards; and 5) alternative driveway geometrics.

DESIGN REVIEW for a proposed commercial building on 0.85 acres in a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 25, 26, AND 27).

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

- Applicant will work with Public Works and will execute their recommendation;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant to remove parking spaces facing the driveways on Ford Avenue and Decatur Boulevard;
- 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;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- 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 Decatur Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

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

Fire Prevention Bureau

- 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 #0240-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #2 & #3 WERE DENIED.

(Companion Items 29, 30, and 31)

29. ZC-26-0166-LOBEL TRUST & LOBEL STUART D. & MARY TRS:

ZONE CHANGE to reclassify 1.79 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Bermuda Road within Enterprise (description on file). MN/rk (For possible action)

ACTION: APPROVED (COMPANION ITEMS 30 AND 31).

CONDITIONS OF APPROVAL –

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0484-2026

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

JENNIFER AMMERMAN

Next are Items 29 through 31, which can be heard together.

- [Item] 29 is ZC-26-0166. Zone change to reclassify 1.79 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Bermuda Road within Enterprise.
- Item 30, VS-26-0168. Vacate and abandon easements of interest to Clark County located between Bermuda Road and Fairfield Avenue, and Windmill Lane and Mesa Verde Lane; a portion of right-of-way being Bermuda Road located between Windmill Lane and Mesa Verde Lane; and a portion of right-of-way being Windmill Lane located between Bermuda Road and Fairfield Avenue within Enterprise.
- Item 31, UC-26-0167. Use permit for a gas station. Waivers of development standards for the following: 1) modified residential adjacency standards; 2) reduce throat depth; and 3) allow modified street standards. Design review for a commercial development consisting of a gas station, retail, and restaurant on 1.79 acres in a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Bermuda Road within Enterprise.

MICHAEL NAFT

Good morning.

DIONICIO GORDILLO

Mr. Chair, Members of the Board, Dionicio Gordillo, 204 Belle Isle Court, Henderson, Nevada, 89012, here on behalf of the applicant. As you can see here on an aerial, I'll get to the site planning here in just a minute, we are at the northwest corner of Bermuda and Windmill Lane. Those are two arterial streets, very major arterial streets. It's roughly about two acres with the project as described in your agenda.

I do want to submit, since we have finally a clean copy of this, directly to the north, which is this parcel, I do have a letter of support from that property owner. We had a prior version, but it was not legible. So, there is a clean copy of a letter of support from this property, which is currently residential. This is existing office professional.

As you know, Commissioner, along Windmill, that corridor has been very troublesome over the years. It's been planned anywhere from office professional on both sides to now commercial general. Based on the trend that we are seeing, based on the intersection of two arterial streets on the first item, item 26, commercial general is entirely appropriate for that site. We appreciate staff's recommendation, and we agree with all conditions of approval.

Item 30 is more or less just a cleanup because we are doing detached sidewalks on both streets. We have to vacate 5 feet of right-of-way, and then we do have an existing patent easement on the property. So again, we agree with staff's recommendation of approval on that. We appreciate that and we will comply with all conditions of approval as well.

Item 31, which is the main or primary application, is what's described in your agenda. So, what we have is basically a convenience store, which is now just a retail use, a gasoline station, and then we have a freestanding restaurant pad site with a drive-thru. What we've done is we've mitigated, where possible, all the issues that have been brought up by staff, which, in this case, include a substantial amount more than what's required by code right at the northwest corner.

So, now at this corner is where we touch what is called what used to be rural RNP is now NPO (Neighborhood Professional Office). So that is the only point that we touch the NPO District. And we've enhanced not just— We have three rows of large trees as opposed to two, and then of course we've brought the 8-foot-high wall, 15 feet south on the west property line. So, we believe that we've addressed all the issues that have been brought up, that were brought up at TAB as well, and therefore we request that you recommend approval of this project. And I'll be happy to answer any questions, especially if there are any neighbors here as well.

MICHAEL NAFT

Thank you. This is a public comment period for Items 29 through 31. Anyone wishing to speak, please come forward at this time. State your name for the record.

LORI RODD

Hello?

MICHAEL NAFT

Good morning. You could use any of the three microphones.

LORI RODD

Okay. I'm Lori Rodd, R-O-D-D, 8215 Fairfield Avenue. I'm sorry. I thought that this was going to be much later. I—

MICHAEL NAFT

If you could just use the microphone.

LORI RODD

Okay. My first concern on this is one of his egresses that is just past the intersection of Windmill and Bermuda. It actually is going to force people wanting to get back to go eastbound on Windmill to make a U-turn right, where I'm fighting traffic already to get in the left turn to turn onto Fairfield. And then the people that will actually follow traffic rules, they're going to make a right onto Fairfield. It's going to cause traffic in the neighborhoods that we are trying to avoid. The traffic down Windmill is just already so dangerous.

If this was a park, I wouldn't be here. I am vehemently opposed to a gas station. The architectural or the engineering firm that is west of his project here is so quiet. I would never— If that's what he was here for, I would be happy actually. Even the business across the street, very quiet. I've been there my whole life. I used to ride horses in this area, so this means a lot to me. I'm still right in the house that I grew up in next door. I just think a gas station— His other projects, I'm okay with. We have many gas stations in the area. I don't really understand why we're here for another one. But that's all I have to say.

Sorry, I'm rushing in here, not prepared, but I didn't think it was going to be this quick. Anyway, I oppose this. Don't want to live next to another gas station. And the restaurant, which is a fast-food joint, it's going to cause a lot of traffic. His egress on Windmill it's not good. It's very scary where he's going to be having different people fighting for the same lane. I appreciate your time, and thank you.

MICHAEL NAFT

Thank you very much. Anyone else wishing to speak? Please come forward at this time. Seeing no one, I will close the public hearing. I'll ask perhaps Public Works if you have a viewpoint on the comments made on egress to begin.

ANTONIO PAPAIZAN

I'm sorry, Commissioner. I was not clear on the question that she had. But if it were a park, it would be the same traffic movements. I don't think people are traveling on Fairfield. There's no real shortcut there. Windmill is our section line. Bermuda is a section line, and these type of streets are typically where commercial goes.

MICHAEL NAFT

I tend to agree. I appreciate the comments. This is a privately held site. We can't put a park there. We do have quite a few parks actually. You're pretty close to Duck Creek Park. You're close to Hidden Trails Park. You're close to the Silverado Ranch Park and Community Center. This site is on the corner of two arterials, and therefore this typically would be an appropriate use. They have made best efforts to mitigate some of the issues related to the immediate neighbors, and that's why I was satisfied to move forward with it because the buffering of the C-store with the gas station to the residential I think is appropriate. I don't know if you have anything further you want to add.

DIONICIO GORDILLO

Yeah, if I can add one point to that, and maybe I misheard the comment or the concern. But if you look at the aerial, we do have a median on Bermuda directly adjacent to our site and a median on Windmill as well. So, it does not allow full turn movements, which goes a long way to mitigate some of those traffic issues as well. And of course, we will comply with any technical studies that we are required to do.

MOTION

MICHAEL NAFT

Thank you. And I would also just point out that the applicant is putting in full detached sidewalks on both edges of this arterial, Bermuda and Windmill, which is a significant safety improvement for that area. Given that, I am prepared to move for approval of Items 29, 30, and 31. Please cast your vote.

JUSTIN JONES

Jones—

JENNIFER AMMERMAN

Commissioner?

JUSTIN JONES

Jones, aye.

JENNIFER AMMERMAN

Were you going to add any, Commissioner?

MICHAEL NAFT

Ah, excuse me. That motion that you are voting on right now is inclusive of two conditions that I want to add in for the record. One is a condition that I apply on all fueling stations in my district, which is to have enhanced stone cladding or stone work up the entirety of the pillars. The applicant agrees to that.

DIONICIO GORDILLO

We do. And in fact, what you have on file, I kind of highlighted this. We have shown that on our plans as well.

MICHAEL NAFT

So, for the neighbors who live in the area, this is going to be a really nice-looking fueling station. Does that condition meet what you need from a planning perspective?

JENNIFER AMMERMAN

Yes, I got it.

MICHAEL NAFT

Okay. And the second condition that I add is that the site be limited to monument signage only.

DIONICIO GORDILLO

And we are agreeable to that as well.

MICHAEL NAFT

Okay. Thank you. My motion stands with those two additional conditions.

JENNIFER AMMERMAN

Can I just clarify one thing? So, monument signage, but they can have building signage.

MICHAEL NAFT

Yes.

JENNIFER AMMERMAN

Okay. Thank you.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

Motion passes.

DIONICIO GORDILLO

Thank you, Mr. Chair and Commissioners.

30. VS-26-0168-LOBEL TRUST & LOBEL STUART D. & MARY TRS:

VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Fairfield Avenue, and Windmill Lane and Mesa Verde Lane; a portion of right-of-way being Bermuda Road located between Windmill Lane and Mesa Verde Lane; and a portion of right-of-way being Windmill Lane located between Bermuda Road and Fairfield Avenue within Enterprise (description on file). MN/bb/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 29 AND 31).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include a 54 foot property line radius on the southeast portion of the site at the Windmill Lane and Bermuda Road intersection;
- 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 Windmill Lane improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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.

31. UC-26-0167-LOBEL TRUST & LOBEL STUART D & MARY TRS:

USE PERMIT for a gas station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) reduce throat depth; and 3) allow modified street standards.

DESIGN REVIEW for a commercial development consisting of a gas station, retail, and restaurant on 1.79 acres in a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Bermuda Road within Enterprise. MN/bb/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 29 AND 30).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Signage limited to monument signs and building mounted signs as permitted by Code;
- Entire height of fuel pump canopy columns to be finished with masonry or other decorative material;
- 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;
- Reconstruct any unused driveways with full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius on the southeast portion of the site at the Windmill Lane and Bermuda Road intersection;
- 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 Windmill Lane improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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 to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0484-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

32. ZC-26-0157-LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.:

ZONE CHANGE to reclassify 2.82 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley (description on file). JJ/rk (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 20, 2026, PER THE APPLICANT. COMPANION ITEM 33).

33. UC-26-0158-LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.:

USE PERMITS for the following: 1) a banquet facility; and 2) outdoor dining, drinking, and cooking. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; and 2) alternative driveway geometrics. DESIGN REVIEW for a commercial building on 2.82 acres in a CG (Commercial General) Zone. Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley. JJ/bb/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 20, 2026, PER THE APPLICANT. COMPANION ITEM 32).

SEC. 6. INTRODUCTION OF ORDINANCES

34. ORD-26-900297: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners meeting on March 4, 2026. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MAY 20, 2026, AT 9 A.M. (BILL 5-6-26-1).

JENNIFER AMMERMAN

Next is Item 34, which is ORD-26-900297. Introduce an ordinance to amend the official zoning map, reclassifying certain properties as approved by the Board of County Commissioners meeting on March 4, 2026. And staff recommends the ordinance be introduced and set for public hearing May 20, 2026.

MICHAEL NAFT

I'll introduce the ordinance and set the public hearing for May 20, 2026.

PUBLIC COMMENTS

JENNIFER AMMERMAN

And next item is the second time set aside for public comment.

MICHAEL NAFT

This is the final time set aside for public comment. Anyone wishing to speak, please come forward at this time. If you could just, once you gather your things, if you could just state your name again for the record.

JACK TRUJILLO

Hello, my name is Jack Trujillo. I'm a disabled veteran. I got over 60 medical conditions due to contamination and hazing in the Marine Corps. Now, I moved to Las Vegas to retire, relax. No more working. And the majority of the neighbors in the area are all retirees. So, we had these two youngsters move in the neighborhood. And for a year, they've been fostering dogs, 10 to 15 dogs in there. Now you see this big old pile of poop on the right side of the car there. It's full of fleas, leeches and flies. The flies are like horse flies. And they won't clean it up and they want to foster dogs. I have two big bug zappers on my porch, and I can show you all the fleas. Terrible. And they have bug zappers inside the house.

Now she says she's not fostering dogs. However, I got lots of information where she's all over the internet showing all her dogs. And dogs on this one. This picture, there's 8 dogs there. There's this area. There's 1, 2, 3. There's two down here, and there's some in the back. They're only supposed to have three dogs to foster. Now, when they clean after the dogs—Excuse me. When they clean after these dogs, sometimes they don't do it for months. And the stench is terrible. It reminds me of Henderson's pig farm down there. The stench is so bad for Easter. My grandkids came. We all got bit by fleas and flies, and it was terrible. This is not a place to foster dogs. Now she is hoarding dogs and keeping officials from coming in.

Now, the first place I went to the police station, tried to make a report. I went there several times. They did nothing. They told me to come down to the courthouse and make a complaint there, go to senior legal help. They gave me more documents to go to Code Enforcement, go to health department, go to all these different places. And I did. I went first place was the Code Enforcement. Spoke to Josh Wright, and he has his supervisor, Mr. McCoy, who decided he did go to the house and said that she had 6 dogs.

MICHAEL NAFT

I'm sorry. Unfortunately, your time's expired. You reside in Commissioner McCurdy II's district, and he can help refer you to the right place after the meeting.

JACK TRUJILLO

The next problem is—

MICHAEL NAFT

Your time's expired under our rules, so have a seat. We're about to end our meeting.

JACK TRUJILLO

I will have a seat.

MICHAEL NAFT

Have a seat. And Commissioner McCurdy II's offered to come talk to you.

JACK TRUJILLO

Thank you.

MICHAEL NAFT

Next speaker, please.

ELBA ANDERSON

Hello. My name is Elba Anderson, and I live at 2672 Barbaradale Circle. And I'd like to tell you that I really like the Elks Lodge. My dad was a member, and I appreciated them bringing in the Helldorado parade. We had three parades over the weekend. It was wonderful. But I appreciate you for not having it in a rural area because we couldn't have handled it. Thank you very much.

MICHAEL NAFT

Well, thank you.

DAVID ANDERSON

David Anderson, 6217 O'Bannon Drive, Las Vegas, Nevada. Yes, that same issue, that 3134, whatever it is, the Elks Lodge, not having the RV (Recreational Vehicle) parking right next to homes. That's it. Thank you so much.

MICHAEL NAFT

Thank you. Anyone else wishing to speak at this final time set aside for public comment, please come forward. Seeing no one, we will adjourn today's meeting. Thank you.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 10:07 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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[ONLINE MEETING LINK](#)

APPROVED: /s/ Michael Naft
MICHAEL NAFT, CHAIR

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