

Board of County Commissioners

CLARK COUNTY, NEVADA

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COMMISSION CHAMBERS, GOVERNMENT CENTER
500 SOUTH GRAND CENTRAL PARKWAY
LAS VEGAS, NEVADA 89106
WEDNESDAY, JUNE 7, 2023

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Wednesday, the 7th day of June 2023, at the hour of 9:00 a.m. The meeting was called to order at 9:01 a.m. by Chair Gibson and on roll call, the following members were present, constituting a quorum of the members:

CALL TO ORDER

CHAIR AND COMMISSIONERS:

Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
Michael Naft
Tick Segerblom

Absent:

William McCurdy II

Also Present:

Robert Warhola, Deputy District Attorney
Sami Real, Deputy Director, Comprehensive Planning
Antonio Papazian, Manager, Development Review
Jason Allswang, Senior Plan Checker
Tammy McMahan, Office Services Supervisor
Keri Miller, Deputy Clerk

Commissioner McCurdy entered during Item No. 4 via telephone.

ITEM NO. 1 Public Comment

JIM GIBSON

Good morning. This is the time for our zoning meeting, the meeting will come to order. We welcome your attendance here. The first item of business on our agenda is public comment. We'd invite anyone who wishes to make comment on any specific item on the agenda to indicate to us your name, tell us which item you're addressing. Please spell your last name, and please keep your comments to three minutes.

MARGARET ANN COLEMAN

Yes, good morning, Commissioners. My name is Margaret Ann Coleman C-O-L-E-M-A-N. And as you know, I come here to represent you and also get representation. And first of all, I'm inquiring about checks that I have presented to you, that was from the Security Service Department that has posted - been awarded to me \$612,444 and 89 cent, that is in the state of Nevada to be picked up as well, I need you to rewrite it, I needed to know have you rewrote De John ... Jamil De John's funding from the funding department that is also could be picked up. This was issued to me 2007 whereas I have not gotten the proper respect from the bank. They denying it.

I have not gotten paid money as of today 2020... '23, concerning (unintelligible) inside of the storage space of my insurance policy. Whereas I could have handled all my affairs of the illegal procedures of being targeted by the police department giving me tickets unnecessarily and stopping me, whereas I could have paid my way. Also, I was injured in front of the casino, and I still haven't gotten that money. Every time I tried to get money I'm being robbed. 1316 Wizard is my property, and I came to you on several occasions and gave you paperwork concerning it. And you have placed Kel – Krushnuh and control of Pagaya, P-A, G-A-Y-A funding is in control of my - living arrangements, making me a homeless victim. That is violation.

Why should I come to you to help homeless people to be a homeless person? My car, I can't go to DMV to get a driving permit. I can't (unintelligible) taken my driver's privilege away from me. I... If you guys not gonna give me when I gave to you three billion, three million dollars, a 1% stock of the Golden Nugget. That was my 1% stock - three billion and three million - my workman's comp, and my pension. Give me some tickets so me and my family can get out of this disgusting town that is destroying us. I'm dying out there. I keep telling you that. I'm sleeping in a car suffocating. You talk about babies not sleeping with their mother, they need their babies... they mothers' warmth. That is why they are suffocating, because the parents has a gastro – (unintelligible).

GIBSON

Thank you, Miss Coleman. Is there anyone else who wishes to speak during the public comment period? There being no one, we'll move on to the next item on our agenda. Miss Real.

SAMI REAL

Good morning -

COLEMAN

And I need family.

ITEM NO. 2 Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)

REAL

The second item is the approval of the agenda after considering any additions or deletions of items. For the applicants and audiences' information, additional re-notification fees may be required if 85 days has passed since the initial notification or there are modifications to the original application.

Staff has the following requests: Hold to the June 21st, 2023 BCC meeting: Item 10 WS-23-1... sorry, 0167; Item 11 TMW (laughs)... TM-23-500045; Item 29 WS-23-0107; Item 30 WS-23-0179; Item 31 TM-23-500051.

And then hold to the July 19th, 2023 BCC meeting: Item 23 UC-23-0182; Item 27 WC-22-400128 for ZC-1926-03; and then Item 28 UC-22-0650.

The above public hearing items are gonna be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 10, 11, 23, and then 27 through 31, the zoning agenda stands ready for your approval.

JUSTIN JONES

(unintelligible)

GIBSON

Are there any changes to the agenda at the pleasure of the Board? There being none. There's a motion for approval. Please cast your votes. And the motion carries. Is Commissioner McCurdy present on the phone? Do we know whether he's on the phone? He indicated to me that he thought he may be able to participate by telephone today, I know he's traveling. We'll proceed though.

ACTION:

It was moved by Commissioner Justin Jones, and carried by the following vote, that the agenda be approved:

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

ITEM NO. 3 Approval of minutes. (For possible action)

REAL

The third item on the agenda is the approval of the minutes, the minutes of May 3rd, 2023 Zoning Meeting are ready for approval.

JONES

(unintelligible)

GIBSON

There's a motion for approval of the minutes. Any discussion on the motion? Please cast your votes. And the motion carries.

ACTION:

It was moved by Commissioner Justin Jones, and carried by the following vote, that the minutes be approved:

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

ROUTINE ACTION ITEMS (4-22)

REAL

Next are the routine action items, which consist of Items 4 through 22 except any items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item unless modified.

Staff has the following request: Item 12 WS-23-0181, add a current planning condition to read: shielding for lighting shall be lengthened to ensure lighting is fully shielded from residential development to the east which sits at a lower elevation than the subject site.

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

JONES

(unintelligible)

GIBSON

Thank you. Are there any concerns about the consent agenda? Anything need to come off? There's a motion for approval of the routine action items. Any discussion on the motion? Please cast your vote.

WILLIAM MCCURDY II

Aye.

GIBSON

Hello, Commissioner McCurdy. (laughs).

MCCURDY

Hello. Voting in favor.

GIBSON

Thank you, and the motion carries.

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the routine action items be approved.

ITEM NO. 4 DR-23-0169-BLUE DIAMOND M-E, LLC:

DESIGN REVIEWS for the following: 1) drive-thru restaurant; and 2) finished grade on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/sd/syp (For possible action)

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL - Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work

towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0433-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 5 ET-23-400030 (DR-20-0520)-SCHOOL BOARD OF TRUSTEES:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following 1) finished grade; and 2) retaining walls in conjunction with a school on 8.0 acres in a P-F (Public Facility) Zone. Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/tpd/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until May 8, 2025 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

ITEM NO. 6 ET-23-400031 (ZC-19-0197)-SCHOOL BOARD OF TRUSTEES:

DESIGN REVIEW SECOND EXTENSION OF TIME for an elementary school on 8.0 acres in a P-F (Public Facility) Zone. Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/tpd/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until May 8, 2025 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

ITEM NO. 7 ET-23-400032 (NZC-19-0903)-LMG LAS VEGAS, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 0.6 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative driveway geometrics; and 3) reduce the setback for a proposed gate.

DESIGN REVIEW for a proposed outside storage yard in conjunction with an existing distribution center on 4.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east and west side of Windy Street and the north side of Arby Avenue within Enterprise (description on file). MN/tpd/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until February 19, 2025 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

ITEM NO. 8 ET-23-400037 (ZC-19-0949)-USA:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce the width of right-of-way dedication.

DESIGN REVIEW for a public park with signage and lighting on 9.0 acres of a 22.5 acre site in a P-F (Public Facility) Zone. Generally located on the west side of Lindell Road and the south side of Le Baron Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until February 5, 2025 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

ITEM NO. 9 UC-23-0173-PARBALL NEWCO, LLC:

USE PERMITS for the following: 1) recreational facility with accessory commercial uses including, but not limited to shops, snack bars, lounges, and restaurants; 2) on-premises consumption of alcohol; and 3) all other deviations as depicted per plans on file.

DEVIATIONS for the following: 1) reduce setback; 2) reduce street landscaping; 3) reduce height/setback ratio; and 4) all other deviations as depicted per plans on file.

WAIVER OF DEVELOPMENT STANDARDS to reduce setback.

DESIGN REVIEWS for the following: 1) recreational facility with accessory commercial uses including, but not limited to shops, snack bars, lounges, and restaurants; and 2) finished grade in conjunction with an existing resort hotel (Horseshoe) on a portion of 30.0 acres within a 68.1 acre site in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Flamingo Road, 1,600 feet east of Las Vegas Boulevard South within Paradise. JG/md/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Grant a 10 foot wide roadway easement for Flamingo Road;
- Grant a 3 foot wide streetlight and traffic control device easement;
- Any areas with existing signage to have a roadway reservation instead of an easement.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0142-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 10 WS-23-0167-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; and 3) reduce street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Egan Crest Drive and the north side of La Mancha Avenue (alignment) within Lone Mountain. RM/jor/syp (For possible action)

ACTION: Deleted from the agenda (held to June 21, 2023 per Commissioner Miller).

ITEM NO. 11 TM-23-500045-USA:

TENTATIVE MAP consisting of 8 residential lots on 5.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Egan Crest Drive and the north side of La Mancha Avenue (alignment) within Lone Mountain. RM/jor/syp (For possible action)

ACTION: Deleted from the agenda (held to June 21, 2023 per Commissioner Miller).

ITEM NO. 12 WS-23-0181-SOUTHWEST MARKETPLACE STA, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEWS for the following: 1) health club; and 2) finished grade within an existing shopping center on a portion of 16.2 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Mesa Verde Lane within Enterprise. MN/rr/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL - Comprehensive Planning

- Shielding for lighting shall be lengthened to ensure lighting is fully shielded from residential development to the east which sits at a lower elevation than subject site;
- 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 final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for

extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance.

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 #0299-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 13 ZC-23-0161-VOLBORTH, MARIA:

ZONE CHANGE to reclassify 1.9 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone. Generally located on the north side of El Dorado Street, 310 feet west of Western Street within South County (description on file). MN/mc/syp (For possible action)

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 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.

Public Works - Development Review

- Provide access to APN 228-03-410-070;
- Right-of-way dedication to include a portion of El Dorado Street;
- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

Clark County Water Reclamation District (CCWRD)

- The applicant is advised that the CCWRD has no public sanitary sewer facilities in that area and none are planned within the next 5 years.

ITEM NO. 14 ZC-23-0163-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:

ZONE CHANGE to reclassify 6.9 acres from an H-1 (Limited Resort and Apartment) Zone to a C-2 (General Commercial) Zone.

USE PERMITS for the following: 1) High Impact Project; 2) multiple family development; and 3) reduce the separation from on-premises consumption of alcohol establishments to a residential use (multiple family).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce the required number of loading spaces; 3) eliminate cross access; 4) alternative landscaping adjacent to a less intensive (multiple family) use; 5) eliminate street landscaping; 6) allow modified driveway design standards; and 7) allow non-standard improvements within the right-of-way (Las Vegas Boulevard South).

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) mini-warehouse; 3) pharmacy; 4) restaurants with drive-thru; 5) multiple family development; and 6) finished grade on 28.1 acres in a C-2 (General Commercial) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Pebble Road within Enterprise (description on file). MN/md/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -
Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permits, waivers of development standards, and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road and Las Vegas Boulevard South per the approved Record of Survey;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0443-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 15 VS-23-0164-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:

VACATE AND ABANDON a portion of right-of-way being Pebble Road located between Las Vegas Boulevard South and Parvin Street (alignment) within Enterprise (description on file). MN/md/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road and Las Vegas Boulevard South per the approved Record of Survey;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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.

ITEM NO. 16 TM-23-500044-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:

TENTATIVE MAP for a mixed-use project consisting of 1 commercial lot and 1 residential lot on 28.1 acres in a C-2 (General Commercial) Zone and an H-1 (Limited Resort and Apartment) Zone for a High Impact Project. Generally located on the west side of Las Vegas Boulevard South and the south side of Pebble Road within Enterprise. MN/md/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by

the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County.

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road and Las Vegas Boulevard South per the approved Record of Survey;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0443-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 17 ZC-23-0171-KKAZ, LLC:

ZONE CHANGE to reclassify 5.1 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

USE PERMIT for a vehicle (automobile) wash.

WAIVER OF DEVELOPMENT STANDARDS to allow alternative screening adjacent to a vehicle stacking lane.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) vehicle wash; and 3) finished grade in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 810 feet north of Robindale Road within Spring Valley (description on file). MN/md/syp (For possible action)

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review for the remaining undeveloped portion of the site;
- 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 final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waiver of development standards, and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0144-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 18 VS-23-0172-KKAZ, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Cimarron Road, and between Robindale Road and Eldorado Lane (alignment) within Spring Valley (description on file). MN/md/syp (For possible action)

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the

application will expire.

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

ITEM NO. 19 TM-23-500046-KKAZ, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 5.1 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 810 feet north of Robindale Road within Spring Valley. MN/md/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 5035) be approved.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0144-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 20 CP-23-900246: Direct staff to process an amendment to the Northeast - Las Vegas Valley Transportation Map of the Clark County Master Plan and refer the amendment to the Planning Commission for a public hearing. (For possible action)

ACTION: No action was taken by the Board.

ITEM NO. 21 ORD-23-900146: Conduct a public hearing on an ordinance to consider adoption of a Development

Agreement with Diamond Ford LLC for an office/warehouse development on 2.5 acres, generally located south of Ford Avenue and east of Jones Boulevard within Enterprise. JJ/dd (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 5047) be approved.

ITEM NO. 22 ORD-23-900202: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Diamond Arville LLC for an office/warehouse development on 1.3 acres, generally located south of Richmar Avenue (alignment) and west of Arville Street within Enterprise. JJ/dd (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 5048) be approved.

ITEM NO. 23 UC-23-0182-WOW BUILD CO. ONE, L C:

USE PERMITS for the following: 1) reduce setbacks from a residential use; and 2) allow a service bay door facing a street without screening.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow non-standard improvements (landscaping) in the right-of-way; and 2) reduce landscaping.

DESIGN REVIEW for a vehicle (automobile) wash facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road and the east side of Durango Drive within Spring Valley. RM/bb/syp (For possible action)

ACTION: Deleted from the agenda (held to July 19, 2023 per the applicant).

ITEM NO. 24 VS-23-0176-USA:

VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way and Eula Street (alignment), and between El Campo Grande Avenue and Corbett Street within Lone Mountain (description on file). RM/lm/syp (For possible action)

REAL

Next on the agenda are companion Items 24, 25, and 26. Item 24, VS-23-0176. Vacate and abandon easements of interest to Clark County between Hualapai Way and Eula Street alignment in between El Campo Grande Avenue and Corbett Street within Lone Mountain.

Item 25, WS-23-0178, waivers of development standards for the following: increase wall height, detached sidewalks, and reduced street intersection off-set. Design reviews for the following: single family residential subdivision, and finished grade on 10.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone generally located on the east side of Hualapai Way and the south side of Corbett Street within Lone Mountain.

And then Item 26, TM-23-500050, tentative map consisting of 19 lots on 10.5 acres and an R-E (Rural Estates Residential) (RNP-1) Zone generally located on the east side of Hualapai Way and the south side of Corbett Street within Lone Mountain.

GIBSON

Morning Mister Gronauer.

BOB GRONAUER

Good morning Mister Chairman, Commissioners. My name is Bob Gronauer,

GRONAUER

1980 Festival Plaza Drive. I'm here representing Pinnacle Homes in this matter for Items 24, 25, and 26. With respect to Item 24, it's a vacation of some added right-of-way along Hualapai. I believe it's about approximately 30 feet. Staff is recommending approval. Town Board unanimously recommended approval of Item 24. With respect to Item Number 25 for the waiver of development standards – what we are proposing is a 19-lot subdivision on about 10.55 acres. It is bordered on the north side of Corbett, on the west side of Hualapai into the south. We have ingress and egress on El Campo Grande.

We have single story homes. These are your typical Pinnacle Homes that are being built in the Northwest. We had a voluntary neighborhood meeting a few weeks ago. We had about 20 people that showed up at the meeting. Many of the neighbors once when they found out it was Pinnacle Homes and they were building single story homes, they were fine, and excited that Pinnacle was coming in to develop on this vacant piece of property. There was a – couple of neighbors that lives to the south of us on El Campo Grande. There's a four-lot cul-de-sac that actually has ingress egress on El Campo Grande.

The neighbors had concerns that we had ingress egress coming out on El Campo Grande also. They wanted to smooth ingress egress on Hualapai, but the issue with that is as if we had ingress egress coming out to the west of our property on Hualapai, we'd have to raise the grade about six to seven feet in height. And one of the things up in the Lone Mountain area, that's a no no is to come in and try to add additional field to raise pad sites. So one of the things that we wanted to do is make sure we kept the pad sites as low as possible to continue with the grade from the west to the east and the property because it exceeds about 20 to 25 feet in excess of fall on the property itself.

Town Board heard those arguments on both sides, that, you know, understood the arguments and did not want any extra fill on the property. So they recommended approval of the application and waiver of development standards. One of the things that we did and we sent revised plans into your staff... Excuse me, to Public Works is we moved our ingress egress in El Campo Grande one lot over so we can comply with the code standard for a street intersection. So item number waiver of development – number three, we can withdraw that without prejudice.

Also, one of the conditions that Town Board asks us to do is anything over nine feet in wall height, that we would have wrought iron fencing, we're totally fine with that. And then finally, the last thing I wanna point out, we do have an existing neighbor to the east of our property. We are working out a private deal with them to give them some buffering with some trees. One of the exciting things about the Pinnacle product is when they build their product, they do landscaping along the perimeter of their land... perimeter of their property. On the east side of our property, we don't have any right-of-way, so we're gonna go and work with the neighbor on their property with adding some trees out there.

And as I said, on the record at the Town Board, the height in that area along the adjacent property on Corbett to the east of us - they... it's gonna be about a nine-foot three-inch wall approximately in that area with 3.3 foot of retainer, six foot of screen wall. So with that being said, we'd ask you to approve the application that we resubmitted with the revised plan to move the ingress egress further to the

GRONAUER west. We don't see that being an issue, it's an... even though it's in our RNP area. El Campo Grande now is gonna be punched through in that area. And by being punched through, you're gonna have more traffic coming in that area. And with that being said Item Number 25, is the tentative map. Town Board also unanimously recommended approval of it. So with that, we'd ask you to approve the three applications that are before you.

GIBSON Thank you. This is a public hearing. Is there anyone here who wishes to speak on this item? This would be Items 24, 25 and 26. There being no one the public hearing is closed. Commissioner Miller, this is in your district.

ROSS MILLER Thank you. Move for approval of Items Number 20... 24, 25, 26 with this - as noted and outlined in the agenda with the exception of agenda Item Number 25 and allow the applicant to withdraw the waiver number three without prejudice.

GIBSON There's a motion. Any discussion on the motion? Please cast your votes.

MCCURDY Aye.

GIBSON And that motion carries. Thank you.

GRONAUER Thank you.

ACTION: It was moved by Commissioner Ross Miller, and carried by unanimous vote, that the applications for Item Nos. 24, 25, and 26 be approved subject to staff conditions.

CONDITIONS OF APPROVAL - Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Corbett Street, 30 feet for El Campo Grande Avenue, 30 feet for Hualapai Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

ITEM NO. 25 WS-23-0178-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) detached sidewalks; and 3) reduce street intersection off-set.

DESIGN REVIEWS for the following: 1) single family subdivision; and 2) finished grade on 10.5 acres in an R-E (Rural

Estates Residential) (RNP-I) Zone. Generally located on the east side of Hualapai Way and the south side of Corbett Street within Lone Mountain. RM/lm/syp (For possible action)

ACTION: It was moved by Commissioner Ross Miller, and carried by unanimous vote, that the applications for Item Nos. 24, 25, and 26 be approved subject to staff conditions.

CONDITIONS OF APPROVAL -
Comprehensive Planning

- All perimeter walls shall be decorative;
- Any perimeter wall over 9 feet will use wrought iron above 9 feet;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Corbett Street, 30 Feet for El Campo Grande Avenue, 30 feet for Hualapai Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

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

WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN WITHOUT PREJUDICE.

ITEM NO. 26 TM-23-500050-USA:

TENTATIVE MAP consisting of 19 lots on 10.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Hualapai Way and the south side of Corbett Street within Lone Mountain. RM/lm/syp (For possible action)

ACTION: It was moved by Commissioner Ross Miller, and carried by unanimous vote, that the applications for Item Nos. 24, 25, and 26 be approved subject to staff conditions.

CONDITIONS OF APPROVAL -
Comprehensive Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no

substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Corbett Street, 30 Feet for El Campo Grande Avenue, 30 feet for Hualapai Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

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

ITEM NO. 27 WC-22-400128 (ZC-1926-03)-PALM BEACH RESORT CONDOS:

HOLDOVER WAIVERS OF CONDITIONS of a zone change requiring: 1) development be limited to "For Sale" condominiums rather than apartments or commercial; and 2) a 20 foot wide intense landscape buffer be provided along the west and south property lines in conjunction with a multiple family residential development on a 6.5 acre portion of 15.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Serene Avenue, 1,000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/syp (For possible action)

ACTION: Deleted from the agenda (held to July 19, 2023 per the applicant).

ITEM NO. 28 UC-22-0650-PALM BEACH RESORT CONDOS:

HOLDOVER USE PERMITS for the following: 1) High Impact Project; and 2) multiple family residential development. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio; 2) reduce parking; and 3) reduce throat depth.

DESIGN REVIEW for a multiple family residential development on a 6.5 acre portion of 14.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Serene Avenue, 1,000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/syp (For possible action)

ACTION: Deleted from the agenda (held to July 19, 2023 per the applicant).

ITEM NO. 29 WS-23-0107-GROUP XIII PROPERTIES, LP:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway design; and 2) alternative landscaping along a street.

DESIGN REVIEWS for the following: 1) office/warehouse; 2) finished grade; and 3) alternative parking lot landscaping on 8.7 acres in an M-D (Designed Manufacturing) (AE-75, AE-80, & APZ-2) Zone. Generally located on the north side of Cheyenne Avenue and the west side of Marion Drive within Sunrise Manor. MK/bb/syp (For possible action)

ACTION: Deleted from the agenda (held to June 21, 2023 per the applicant).

ITEM NO. 30 WS-23-0179-COUNTRY LIVING HOMES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) off-site improvements (curb, gutter, sidewalk, streetlights, and partial pavement); 3) non-standard improvements within the right-of-way; and 4) street landscaping.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 4.1 acres in an

R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the north side of Elkhorn Road and the east side of Rainbow Boulevard within Lone Mountain. MK/sd/syp (For possible action)

ACTION: Deleted from the agenda (held to June 21, 2023 per the applicant).

ITEM NO. 31 TM-23-500051-COUNTRY LIVING HOMES, LLC:

TENTATIVE MAP consisting of 8 residential lots on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Elkhorn Road and the east side of Rainbow Boulevard within Lone Mountain. MK/sd/syp (For possible action)

ACTION: Deleted from the agenda (held to June 21, 2023 per the applicant).

ITEM NO. 32 ZC-22-0413-SLETTEN CONSTRUCTION COMPANY:

HOLDOVER ZONE CHANGE to reclassify 2.1 acres from an M-1 (Light Manufacturing) (AE-60) Zone to an H-1 (Limited Resort and Apartment) (AE-60) Zone.

USE PERMIT to allow outside dining and drinking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) encroachment into airspace; 3) reduce parking; 4) reduce throat depth; and 5) reduce departure distance.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) hotel. Generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise (description on file). MN/sd/jo (For possible action)

REAL

Next on the agenda is Item 32, ZC-22-0413. Holdover zone change to reclassify 2.1 acres from an M-1 (Light Manufacturing) (AE-60) Zone to an H-1 (Limited Resort and Apartment) (AE-60) Zone. Use permits to allow outside dining and drinking. Waivers of development standards for the following: increase building height, encroachment into airspace, reduce parking, reduce throat depth and reduce the departure distance. Design reviews for the following: alternative parking lot landscaping and hotels, generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise.

GIBSON

Good morning, our agenda says this has been held till June 21st, but apparently it isn't. So we welcome you again to the podium, Mister Gronauer.

GRONAUER

Good morning. I believe we're moving forward with this one. Again, for the record Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing the applicant in this matter. I believe this might be the first or one of the first projects within the Stadium District area. It's taken us some time to get through the process, mainly because we were working with the FAA. Finally, we have the FAA approval, I think was official about a week and a half or two weeks ago. So that's why this item has been held, and maybe, Mister Chairman, you thought this was gonna be held again, because we've been waiting for the FAA for several months.

But with that being said, so that's a good news right there, a good start for us, is that the FAA has approved our height. This is what we're proposing here is I could show you on the overhead here. It's highlighted here in yellow. It's about 2.1 acres of property. To the north of us here is Quail alignment. Polaris runs north and south adjacent to our property here. The reason why I show you this, as you can see the short distance to Allegiant Stadium. This is all part of the - as you know, the Stadium Overlay District.

GRONAUER

What we're proposing here today is a boutique hotel. We've been working on this for about a year-and-a-half to two years with our client in getting the property, putting the plans together. And as you can see here, it's not easy to develop on property that is already existing and already developed. So when you're coming in and doing redevelopment, and you're one of the first developers to do so, you have some challenges with the site, with the location but we've worked through those.

One of the things I wanna show you with respect to the site plan. So it's gonna be approximately a 19-story building. It's a approximately 240 to two... about 250 - 45 feet in height. It's about 340 guest rooms of what we're proposing. We have ingress and egress off of ... excuse me, we have ingress coming in off a Quail. We have ingress coming off of Polaris in this area. In this area here, this is gonna be the front of the hotel where we have strictly valet service. When you're dealing with these boutique high-end hotels what you deal with - with the valet services, I think it's, it's somewhat akin to going to the Four Seasons, everybody valets, and there's a certain clientele... Excuse me, that comes in, and the expectation is to get service there through valet.

So we're gonna have heavily manned valet area in this area for the hotel itself. Parking is in the back in the garage, we do have ingress egress, also down here off of Polaris. I've been working with their traffic engineer for circulation on site to make sure when the valet cars come through, and they move the cars into the garage, we have some traffic control devices interior for circulation on the property itself. We do have a waiver to reduce parking in this area. It's a very small waiver which staff and the staff report did not have a concern with. We believe anyway, most of the people who are gonna be coming here are gonna be using Ubers and some other form of transportation.

And then I think the other thing is, is when you're this close to the stadium itself, you're not gonna necessarily need automobile transportation to and from the site itself. So we're excited with the project of what's being proposed. We have a little bit of a rendering here. As you can see, this would be the Polaris alignment, this would be Quail in the area, taking a look at the hotel on the front of it, which is really no different than other districts, that if you have visited cities such as New York City, Los Angeles, San Diego, even about a year ago I was in Nashville, Tennessee, you have these boutique hotels on these corners situated something like this, where they have similar services with respect to ingress egress dealing with valet services in location in those special districts.

So we'd asked you to approve the project that we are proposing. There's one other thing that I forgot as I end is on the plans, and I spoke to - with Planning yesterday and Commissioner Naft and Tiffany his liaison. We are gonna have... make sure we add a condition on Polaris and Quail, if this is approved to require the pedestrian realm and within that pedestrian realm we're gonna have separated sidewalk, because currently today there is attached sidewalk so we're willing and we worked with his office to remove that sidewalk and put detached sidewalk in there when the... and it will be a total of 20 feet 'cause you have the 15-foot wide pedestrian realm. So within that 20 feet we'll work with staff and everybody to ensure that we do have the pedestrian realm on both Quail and Polaris in that area.

GIBSON Thank you. This is a public hearing. Is there anyone here who wishes to speak on this item? This is Item 32. There being no one, the public hearing is closed. And Commissioner Naft, this is in your district.

MICHAEL NAFT Thank you, Mister Chairman. Couple of questions. The ... I don't think I've seen this illustration before. That sign is not part of this application, right?

GRONAUER No, it isn't. No, any signage - I'd have to come back for signage. This is just part of the rendering itself.

NAFT Great. And then also you've covered it, but I think you know how significant it is to me that we are following the standards in the Stadium Overlay District particularly as it relates to pedestrian flow. So you covered that. I just wanna make sure the condition is crystal clear for Planning. That my intent is to have no attached sidewalk on either Quail or on Polaris. So that would require removing the existing sidewalk on both those streets and replacing it with the... on Polaris, it'd be the 15-foot pedestrian realm which would be at least five feet removed from the street.

GRONAUER Correct.

NAFT And that Miss Real that comports with Planning's...?

REAL Yes, it does.

NAFT Okay. With that condition, I move for approval of Item 32.

GIBSON There's a motion for approval by Commissioner Naft. Any discussion on the motion? Please cast your votes.

MCCURDY Aye.

GIBSON And the motion carries. Thank you.

GRONAUER Thank you. Have a good day.

ACTION: It was moved by Commissioner Michael Naft and carried by unanimous vote that the application be approved, subject to staff conditions.

CONDITIONS OF APPROVAL -
Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Applicant to work with Current Planning on the design of the pedestrian realm, sidewalks, and street landscaping to comply with the intent of the Stadium District Plan;
- Along Polaris Avenue and Quail Avenue, existing attached sidewalk to be removed and new 15 foot wide pedestrian realm to be installed and set back a minimum of 5 feet from curb;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards, and the design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that off-site improvement permits may be required.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0277-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 33 NZC-23-0110-EPSTEIN, DIANE LEE R. FAM TR:

ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.

USE PERMITS for the following: 1) reduce separation from a convenience store to a residential use; 2) reduce setback from a gasoline station to a residential use; and 3) reduce the separation from a tavern to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a drive-thru talk box to face residential development; and 2) allow modified street standards.

DESIGN REVIEWS for the following: 1) tavern; 2) convenience store; 3) gasoline station (fueling canopy); 4) restaurant with drive-thru; and 5) finished grade. Generally located on the south side of Pebble Road and the east side of Fort Apache Road within Enterprise (description on file). JJ/md/syp (For possible action)

REAL

Next on the agenda is Item 33, NZC-23-0110, zone change to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zoned to a C-2 (General Commercial) Zone. Use permits for the following: reduce separation from a convenience store to a residential use, reduce setback from a gasoline station to a residential use, and reduce the separation from a tavern to a residential use. Waivers of development standards for the following: allow a drive-thru talk box to face residential development and allow modified street standards. Design review is for the following: tavern, convenience store, gasoline station with fueling canopy,

REAL restaurant with drive-thru and finished grade, generally located on the south side of Pebble Road and the east side of Fort Apache Road within Enterprise.

GIBSON Good morning, there are two items. Yeah.

REAL You're correct. I apologize. And then that is companioned with Item Number 34, VS-23-0111. Vacate and abandon easements of interest to Clark County located between Pebble Road and Raven Avenue (alignment) and between Fort Apache Road and Quarterhorse Lane: a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue (alignment); and then a portion of right-of-way being Pebble Road located between Fort Apache Road and Quarterhorse Lane within Enterprise.

GIBSON Good morning.

ROBERT CUNNINGHAM Good morning. Robert Cunningham, 6030 South Jones Boulevard with Taney Engineering representing the project applicant. First I'd like to draw attention to where the site's located. It's two-and-a-half acres roughly at the southeast corner of Fort Apache and Pebble Road. Just located about a half a mile north of Blue Diamond. And the next thing I'd like to show you is the land use map. This area that's in red is master planned for commercial and the area in the yellowish color is master planned for residential. What we're asking to do is to change this so that it is red on this. So the land use changes to commercial. And this two-and-a-half acres here recently was just rezoned. If I can get you to zoom down just a little bit on the aerial – on the overhead.

Recently, this two-and-a-half acres here was rezoned to residential, so leaving this 10 acres here that's planned for commercial. We would be directly opposite this commercial property that's planned here, at the intersection of a 100-foot street and a 100-foot street on Pebble – a 100-foot street on Fort Apache. The County is currently in the works of starting construction or about to start construction on Fort Apache improvements from Blue Diamond to just the south entrance of Rhodes Ranch to improve it with full curb gutter sidewalk asphalt and make it a multi-lane road.

What we're proposing here on the site is at the intersection of Pebble and Fort Apache would be a tavern located right on the corner of it, and then a C store with a drive-thru located on the back portion of the site, with gas fuel pumps in the front of it. One access will be proposed on Fort Apache. One access is proposed on Pebble. We believe this is appropriate for the area. The closest gas stations are about a half a mile away. We believe that with the additional 10 acres located on the other side of Pebble ... other side of Fort Apache, this area will develop as a commercial node. At 100-foot intersections, it's typical that there is commercial services for the area. The C store with fast food restaurant and the tavern are meant to service the immediate area. It's not a regional shopping center or something like that.

We do have existing residential homes directly adjacent to us on the side. So what we've agreed to do is plant intense landscape buffer adjacent to these residential homes. The Planning Commission conditioned us to have an eight-foot-high CMU solid grouted sound wall along here. We're in agreement to that along this

CUNNINGHAM

portion of the site. And the Planning Commission asked us to - or conditioned us to remove the call box for the drive-thru that was located right here. We're requesting instead to relocate it to the south side of the building in this general vicinity and area. That's something that was just recently moved from here to here. If this is something that is acceptable to the Board, we would like to have that considered today.

With this, there's also a vacation of patent easements around the perimeter of the site and five feet of right-of-way along Fort Apache and Pebble for detached sidewalks that will be put in adjacent to both streets. Show you the elevations. There's a proposed elevations of the C store, you can see that it has different fenestration and elevations on the building. The building, I believe, is proposed to be 19 feet in height. Here's the canopies, and then here's the proposed tavern building as well. Currently, in blues and grays. We believe this is something that would fit into the neighborhood and be a benefit to the neighbors and the area and provide services - restaurant, a bar/tavern and the C store - things that people use that live in the immediate area.

Staff did recommend denial, but Planning Commission did approve this item with those conditions. They did also add a couple of conditions that I would like to clarify. One of them was to add a eight-foot sound wall along this portion of the site to the south of us. This is not developed at this time. It is master planned for residential currently. But we would request that this not be put in at this time. It's a high chance that this doesn't get developed being on a 100-foot street. As residential, we believe that when this comes in, and, however it develops, that whatever buffering along the wall would be put in with them. We are putting in intense landscape buffer at this time to buffer from this direction. So we would ask for that. That is gonna to conclude my presentation. I believe there are some neighbors here that wants to speak on this. I'd be glad to help answer any questions afterwards. Thank you.

GIBSON

Thank you. This is a public hearing. Is there anyone who wishes to speak on this item, which would be Items 33 and 34 on our agenda? If so, please come forward. There being no one, the public hearing is closed. Commissioner Jones.

JONES

Thank you Mister Chair. Mister Cunningham, you're ... based on the relocation of the call box here, withdrawing request for waiver number one?

CUNNINGHAM

Double check here. No, I believe that's still needed. It's just relocated. And let me clarify with that.

JONES

Miss Real, can you clarify on that one 'cause it's now not facing residential 'cause that proximity to residential, it's the direction as I understand it.

REAL

Yeah. So the condition or the requirement is one of two things, that it's either setback behind a building or it's faced to minimize noise away from adjacent, so where are they located it and how they have it positioned will face the ... it'll be away from the existing residences. However it is still pointed or directed towards unplanned residential uses, so they would still need that.

JONES

Understood. Alright. Well, with that then I will go ahead and move for approval

JONES of agenda Items Number 33 and 34 with the plans showing the call box on the south side and facing away from the residential with the intense landscape upper... buffers on the east side and the south side and with the eight-foot CMU block wall on the east side. I know that there was some issues with selling back the easement, but I don't know that needs to be addressed here, right? Yeah.

CUNNINGHAM I don't believe there's any issues. It's a condition to -

JONES Okay.

CUNNINGHAM - work with Public Works to determine the amount, I believe, but I can defer to Public Works.

ANTONIO PAPAZIAN Thank you, Commissioner. If we purchased the right-of-way and we have for Fort - for our Fort Apache project NRS states that they have to purchase it back and because they have to vacate five feet for detached sidewalks, they have to purchase that right-of-way back from us.

JONES And if the traffic study concludes that a light may be necessary at Pebble and Fort Apache, are they required to contribute to the light?

PAPAZIAN They will... They are conditioned to a traffic study they'll have to pay into a mitigation. Correct.

JONES Okay. Alright. With those conditions, I'll go ahead and move for approval agenda Items 33 and 34.

GIBSON There's a motion by Commissioner Jones for approval, subject to the conditions as noted, any discussion? Please cast your votes.

MCCURDY Aye.

GIBSON And the motion carries. Thank you.

CUNNINGHAM Thank you.

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the applications for Item Nos. 33 and 34 be approved, subject to staff conditions.

CONDITIONS OF APPROVAL -
Comprehensive Planning

- Resolution of Intent to complete in 3 years;
- Install an 8 foot tall noise attenuation wall on the east property line;
- Plant large trees along the east and south property lines;
- 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 final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a

new application for a Master Plan amendment and a zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Fort Apache improvement project.
- Applicant is advised that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0110-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 34 VS-23-0111-EPSTEIN, DIANE LEE R. FAM TR:

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

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the applications for Item Nos. 33 and 34 be approved, subject to staff conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Fort Apache improvement project;
- 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.
- Applicant is advised that 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.

ITEM NO. 35 ORD-23-900130: Introduce an ordinance to consider adoption of a Development Agreement with CRP/PDC Badura & Cimarron Owner LLC for an industrial development on 26.8 acres, generally located south of Badura Avenue and west of Cimarron Road within Spring Valley. MN/dd (For possible action)

REAL

Alright, Commissioners, next are the ordinances for introduction. Item 35 Ordinance 23-900130: introduce an ordinance to consider adoption of a Development Agreement with CRP/PDC Badura and Cimarron Owner LLC for an industrial development on 26.8 acres, generally located south of Badura Avenue and West Cimarron Road within Spring Valley. Staff requests the Board set a public hearing for June 21st, 2023.

GIBSON

I'll introduce the ordinance and set the public hearing for June 21st, 2023 at 9:00 a.m.

ACTION:

There being no objections, Chair Gibson set the matter for public hearing on June 21, 2023, at 9:00 a.m.

ITEM NO. 36 ORD-23-900150: Introduce an ordinance to consider adoption of a Development Agreement with SDMI BD LLC for a commercial development on 2.7 acres, generally located south of Blue Diamond Road and west of Lindell Road within Enterprise. JJ/dd (For possible action)

REAL

Item 36 Ordinance 23-900150: introduce an ordinance to consider adoption of a development agreement with SDMI BD, LLC for a commercial development on 2.7 acres generally located south of Blue Diamond Road and West of Lindell Road within Enterprise. Staff requests the Board set a public hearing for June 21st, 2023.

GIBSON

I'll set the public hearing for June 21st, 2023 at 9:00 a.m.

ACTION:

There being no objections, Chair Gibson set the matter for public hearing on June 21, 2023, at 9:00 a.m.

ITEM NO. 37 ORD-23-900171: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change in Assessors Books 161, 162, 163, 176, 177 and 191. (For possible action)

REAL

Item Number 37 Ordinance 23-900171: introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone changes in Assessors Books 161, 162, 163, 176, 177, and 191. Staff requests the Board set a public hearing for June 21st, 2023.

GIBSON

I'll introduce the ordinance and set the public hearing for June 21st, 2023, at 9:00 a.m.

ACTION: There being no objections, Chair Gibson set the matter for public hearing on June 21, 2023, at 9:00 a.m.

ITEM NO. 38 ORD-23-900195: Introduce an ordinance to consider adoption of a Development Agreement with Silver Meadow Properties LLC for a commercial development on 3.4 acres, generally located south of Sunset Road and west of Buffalo Drive within Spring Valley. MN/jm (For possible action)

REAL Item 38 Ordinance 23-900195: introduce an ordinance to consider adoption of a Development Agreement with Silver Meadow Properties LLC for commercial development on 3.4 acres, generally located south of Sunset... Road and west of Buffalo Drive within Spring Valley. Staff requests the Board set a public hearing for June 21st, 2023.

GIBSON I'll introduce the ordinance and set the public hearing for June 21st, 2023, at 9:00 a.m.

ACTION: There being no objections, Chair Gibson set the matter for public hearing on June 21, 2023, at 9:00 a.m.

ITEM NO. 39 ORD-23-900203: Introduce an ordinance to repeal Title 30 in its entirety, and replace and adopt Title 30, Chapters 30.01 through 30.07, make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)

REAL Items 39 and 40 are ordinances related to the rewrite of Title 30. Ordinance 23-900203: introduce an ordinance to repeal Title 30 in its entirety and replace and adopt Title 30, Chapters 30.01 through 30.07, make corrections and clarifications as appropriate and direct staff accordingly. Staff requests the Board set a public hearing for August 2nd, 2023.

GIBSON I'll -

REAL In an Ordinance 23-900221: ordinance to introduce - an ordinance to consider adoption of the Title 30 fee schedule. Make corrections and clarifications as appropriate and direct staff accordingly. And staff also requests this to be set for public hearing on August 2nd, 2023.

GIBSON I'll introduce the ordinances in 39 and 40, and set the public hearings for each of those items on August 2nd, 2023 at 9:00 a.m.

REAL Right. And then for the audience's information and as a reminder to the Board, we will have our consultants here on the June 21st meeting for a presentation on Title 30.

GIBSON Thank you.

ACTION: There being no objections, Chair Gibson set the matter for Item No. 39 and Item No. 40 for public hearing on August 2, 2023, at 9:00 a.m.

ITEM NO. 40 ORD-23-900221: Introduce an ordinance to consider adoption of the Title 30 Fee Schedule, make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)

ACTION: There being no objections, Chair Gibson set the matter for Item No. 39 and Item No. 40 for public hearing on August 2, 2023, at 9:00 a.m.

ITEM NO. 41 ORD-23-900230: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on April 5, 2023, April 19, 2023 and in Assessor's Books 140, 161, 162, 163, 176 and 177. (For possible action)

REAL Alright, next and last is Item 41. Ordinance 23-900230: introduce an ordinance to amend the official zoning map, reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on April 5th, 2023, April 19th, 2023, and then in Assessor's Books 140, 161, 162, 163, 176, and 177. Staff requests the Board to set a public hearing for June 21st, 2023.

GIBSON I'll introduce the ordinance and set the public hearing for June 21, 2023, at 9:00 a.m. And that concludes our posted agenda.

ACTION: There being no objections, Chair Gibson set the matter for public hearing on June 21, 2023, at 9:00 a.m.

PUBLIC COMMENT:

GIBSON This is the final time for public comment, if you're here and wish to make comment on our record this morning, we invite you to come forward. Indicate your name, spell your last name, and please keep your comments to three minutes. It appears that no one wishes to speak. This meeting is adjourned. Thank you. Okay.

There being no further business to come before the Board at this time, at the hour of 9:36 a.m., the meeting was adjourned.

APPROVED: /s/ James B. Gibson
JAMES B. GIBSON, CHAIR

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