



**togetherforbetter**

## *Board of County Commissioners*

Clark County, Nevada

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

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The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, April 22, 2026:

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

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## SEC. 1. OPENING CEREMONIES

### CALL TO ORDER

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

**Commissioners Present:**

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

**Absent:**

None

*Commissioner Jones entered during Item 2*

*Commissioner Becker entered during Routine Action Items*

**Also Present:**

Robert Warhola, Deputy District Attorney  
Jennifer Ammerman, Deputy Director, Comprehensive Planning  
Antonio Papazian, Deputy Director, Public Works  
JaWaan Dodson, Manager, Development Review  
Jewel Gooden, Deputy Clerk  
Emily Casimiro, Deputy Clerk

## SEC. 2. PUBLIC FORUM

### 1. Public Comment

**MICHAEL NAFT**

Good morning, welcome to the April 22 continuation of the Clark County Commission meeting. Good morning, Ms. Ammerman.

**JENNIFER AMMERMAN**

Good morning, Commissioners. First item is public comment.

**MICHAEL NAFT**

Thank you. This is the first time set aside for public comment. Anyone wishing to speak on an item that is on today's agenda, please come forward at this time. Items 16 through 52 are non-routine and will be heard separately. Please state your name for the record and which item you're here speaking on.

**MARGARET ANN COLEMAN**

Yes. Good morning. My name is Margaret Ann Coleman, C-O-L-E-M-A-N. I'm pleased to address you today concerning putting me on the agenda to release my fulfillment settlement to be the recovery controller, trustee president, and owner to take care of my necessary needs to get better. My qualifications is what I'm speaking up on today as well, as far as public comments. My name is Margaret Ann Coleman from

California to Las Vegas. I am a twelfth grade diploma graduate, 14 years of education. I work at Howard Hughes—

**MICHAEL NAFT**

Ms. Coleman I didn't hear an item you're speaking on, so if you want to wrap up.

**MARGARET ANN COLEMAN**

Public comments, number one.

**MICHAEL NAFT**

That's not—the items you can speak on are after Item 4.

**MARGARET ANN COLEMAN**

Excuse me?

**MICHAEL NAFT**

You can speak on items that are on the agenda, Items 4 through 52.

**MARGARET ANN COLEMAN**

Well, mainly, I'm really speaking upon my living arrangements here. And then before—

**MICHAEL NAFT**

We'll ask you to sit tight and you can come speak at the end of today's meeting on anything you'd like. Anyone else wishing to speak during the first time set aside for public comment, please come forward. Seeing no one, we'll close the public comment period and turn it over to Ms. Ammerman.

## SEC. 3. AGENDA

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

**ACTION: APPROVED.**

**JENNIFER AMMERMAN**

Next item is the approval of the agenda after considering any additions or deletions of items. Commissioners, staff has the following request that may require re-notification fees in accordance with Title 30:

Hold to the May 6, 2026, Zoning meeting:

- Item 10, WS-26-0113
- Item 20, VS-26-0134
- Item 21, UC-26-0133
- Item 22, WS-25-0882
- Item 25, WS-26-0114

Hold to the May 20, 2026, Zoning meeting:

- Item 16, UC-26-0063

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are [Items] 10, 16, 20, 21, 22, and 25, the agenda stands ready for your approval.

**MOTION**

**WILLIAM MCCURDY II**

Mr. Chair, I move approval of the agenda.

**MICHAEL NAFT**

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

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** April Becker

**ABSTAIN:** None

**MICHAEL NAFT**

The motion passes.

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

**ACTION: APPROVED.**

**JENNIFER AMMERMAN**

Third item on the agenda is the approval of the minutes. The minutes of the March 18, 2026, Zoning meeting are ready for approval.

**MOTION**

**WILLIAM MCCURDY II**

Move approval.

**MICHAEL NAFT**

Motion for approval, please cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** April Becker

**ABSTAIN:** None

**MICHAEL NAFT**

The motion passes.

## SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 15

**ACTION: APPROVED.**

### JENNIFER AMMERMAN

Next are the routine action items, which consist of Items 4 through 15. These items may be considered together and in one motion are subject to the conditions listed for each agenda item. If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for approval.

### MOTION

#### WILLIAM MCCURDY II

Move approval of our routine action items.

#### MICHAEL NAFT

Motion for approval on Items 4 through 15, please cast your vote.

### VOTE

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

**VOTING NAY:** None

**ABSENT:** April Becker

**ABSTAIN:** None

#### MICHAEL NAFT

Motion passes.

#### 4. SDR-26-0122-FLAMINGO LV OPERATING CO., LLC

SIGN DESIGN REVIEWS for the following: 1) increase the number of electronic signs; 2) increase the area of electronic signs; and 3) proposed wall signs in conjunction with an existing resort hotel (Flamingo Resort Hotel) on 19.37 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/rg/cv (For possible action)

**ACTION: APPROVED.**

### **CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- Applicant is advised that signs are not permitted within the right-of-way.

5. ET-26-400008 (ZC-23-0794)-DEAN JERRY & DEANNA FAMILY TRUST:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) retaining wall height; and 2) modified driveway geometrics.

DESIGN REVIEW for finished grade in conjunction with a proposed single-family residential subdivision in an RS10 (Residential Single-Family 10) Zone. Generally located south of Diablo Drive and east of Mann Street within Spring Valley. MN/rr/cv (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Until February 7, 2028, to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

6. ET-26-400017 (ZC-23-0935)-DIAMOND INDIAN SPRINGS III, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) alternative street landscaping; 2) reduce height/setback ratio; 3) reduce gate setbacks; 4) waive full off-site improvements; and 5) driveway geometrics.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multi-family residential development; and 3) finished grade on 6.84 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Boulder Lane and east of MacFarland Avenue within Indian Springs. AB/hw/cv (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Until April 3, 2028, to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

7. ET-26-400018 (TM-20-500013)-UNCOMMONS LIVING BLDG 1, LLC:  
TENTATIVE MAP FIRST EXTENSION OF TIME for a mixed-use project consisting of 4 commercial lots, 4 residential lots and common elements on 43.4 acres in a U-V (Urban Village-Mixed Use) Zone. Generally located east of Durango Drive and south of CC 215 within Spring Valley. MN/sd/cv (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Until June 29, 2028, to record the next in the series of final maps or the tentative map will expire.
- Applicant is advised that the tentative map will expire, and an extension of time cannot be requested, if the time limit set forth above is not met.

Public Works - Development Review

- Compliance with previous conditions.

8. UC-26-0042-COLOSO, LLC:  
AMENDED HOLDOVER USE PERMIT to allow retail (previously not notified).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) alternative driveway geometrics.  
DESIGN REVIEW for an existing commercial building (previously notified as office building) on 0.96 acres in a CP (Commercial Professional) Zone. Generally located east of Eastern Avenue and south of Rochelle Avenue within Paradise. TS/jud/cv (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

9. WC-26-400013 (ZC-1461-97)-LAS VEGAS DIVERSIFIED PROPERTIES, LLC:  
WAIVER OF CONDITIONS of a zone change requiring the CP portion of the property to be used for professional offices only in conjunction with an existing commercial center on 1.92 acres in a CP (Commercial Professional) Zone. Generally located north of Flamingo Road and west of Lindell Road within Spring Valley. JJ/tpd/cv (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Clark County Water Reclamation District (CCWRD)

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

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

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.

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

**ACTION: DELETED FROM THE AGENDA (HELD TO MAY 6, 2026, PER THE APPLICANT).**

11. ORD-25-900565: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with BELTWAY BUSINESS PARK RETAIL No 1 LLC for a gasoline station and convenience store on 1.78 acres, generally located east of Jones Boulevard and south of Badura Avenue within Enterprise. MN/ji (For possible action)

**ACTION: ADOPTED (ORDINANCE 5366; EFFECTIVE 5/7/2026).**

12. ORD-26-900007: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas Inc. for a residential development on 12.68 acres, generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/jl (For possible action)

**ACTION: ADOPTED (ORDINANCE 5367; EFFECTIVE 5/7/2026).**

13. ORD-26-900054: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KENDALL MITCHELL & IRMA for a single-family residential development on 0.93 acres, generally located north of Raven Avenue and west of Edmond Street within Enterprise. JJ/dd (For possible action)

**ACTION: ADOPTED (ORDINANCE 5368; EFFECTIVE 5/7/2026).**

14. ORD-26-900112: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with WEST HENDERSON HOSPITAL MEDICAL CENTER LLC for an emergency care facility on 2.03 acres, generally located north of Cactus Avenue and east of Schirlls Street within Enterprise. JJ/dd (For possible action)

**ACTION: ADOPTED (ORDINANCE 5369; EFFECTIVE 5/7/2026).**

15. ORD-26-900185: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on January 21, 2026. (For possible action)

**ACTION: ADOPTED (ORDINANCE 5370; EFFECTIVE 5/7/2026).**

## SEC. 5. NON-ROUTINE ACTION ITEMS 16 THROUGH 52

16. UC-26-0063-TAJALLI, HAMID R.:

HOLDOVER USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate street landscaping; 2) reduce and eliminate landscape buffer and screening; 3) eliminate access gate setbacks; and 4) alternative driveway geometrics.

DESIGN REVIEW for a proposed outdoor storage facility on 0.65 acres in an IP (Industrial Park) Zone. Generally located south of Desert Inn and east of Sandhill Road within Paradise. TS/dd/cv (For possible action)

**ACTION: DELETED FROM THE AGENDA (HELD TO MAY 20, 2026, PER APPLICANT; APPLICANT ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).**

*(Companion Items 17, 18, and 19)*

17. VS-26-0120-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interests to Clark County located between Capovilla Avenue and Warm Springs Road and between Arville Street and Rogers Street; and a portion of a right-of-way being Capovilla Avenue located between Arville Street and Rogers Street; and a portion of a right-of-way being Arville Street located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/jam/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 18 AND 19).**

### CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Applicant to construct a 5 foot asphalt path along Capovilla Avenue and Arville Street;
- Applicant shall enter into a cost participation agreement for future Warm Springs Road improvements;

- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### Fire Prevention Bureau

- 503.2.1.3 use group R-3 flag lot street widths; the drive aisle leading to 1 use group R-3 structure shall be an all-weather (paved) surface that is a minimum of 20 feet (6,096 mm) in width and of unlimited length.

#### JENNIFER AMMERMAN

Next are Items 17 through 19, which can be heard together.

- Item 17, VS-26-0120. Vacate and abandon easements of interest to Clark County located between Capovilla Avenue and Warm Springs Road and between Arville Street and Rogers Street; and a portion of right-of-way being Capovilla Avenue located between Arville Street and Rogers Street; and a portion of right-of-way being Arville Street located between Capovilla Avenue and Warm Springs Road within Enterprise.
- Item 18, WS-26-0121. Waivers of development standards for the following: 1) reduce setbacks; and 2) waive full off-site improvements. Design review for a proposed single-family residential subdivision on 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Capovilla Avenue and west of Arville Street within Enterprise.
- Item 19, TM-26-500030. Tentative map consisting of 8 single-family residential lots on 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Capovilla Avenue and west of Arville Street within Enterprise.

#### MICHAEL NAFT

Good morning.

#### TONY CELESTE

Good morning, Mr. Chair, Commissioners. My name is Tony Celeste, address 1980 Festival Plaza Drive here on behalf of the applicant, Pulte Homes. As you can see from the aerial, the site is located on the northwest corner of Warm Springs and Arville, highlighted in yellow, is a little over 4 acres, and we are coming in with a single-family development. This is a former Department of Aviation parcel that Pulte won in the latest auction, and they are coming in developing a little under two units to the acre, consistent with the RNP (Neighborhood Protection) [Overlay] that it is in.

As you can see right here is our proposed site plan. Again, Warm Springs to the south, Arville on the east. Here is the eight lots that we're proposing. Can see a couple of them with the flag shape lots in the back, and then we have the four that are fronting along Arville in this location here. We do have a couple of waivers with respect to this application. The first, and this is I think the third time you guys have seen this waiver, this request, is that Pulte on their front, on their single-story homes, there is a portion where it does exceed 50% of the front and encroaches in that 10-foot setback. This Board has been very consistent with applying a condition that no more than 50% of our homes can impede on that setback. We'd respectfully request that that condition be continued on this application.

The second waiver we have is with respect to our off-sites. I'll show you. Oops, I don't have the—pardon me. Is with respect to our off-sites, we are providing full off-site improvements along Capovilla and Arville

here. The only thing we're asking to waive is the streetlights in this portion. Arville, as it goes north, it does dead end. At the I-215, we want to protect the dark skies that are out here in the RNP.

So, we are providing, like I said, full off-site improvements for Arville and Capovilla. The waiver is actually more specific to the streetlights only. However, there is a condition requiring us to provide the conduit for the poles, which we do agree to. The second, off the second waivers along Warm Springs, this is part of the county improvement project. The off-sites are going in. It'll be the detached sidewalk with 5 feet of landscaping, a 7-foot wide sidewalk, and then we are providing an additional 10 feet of landscaping behind it. It's just because we are not providing the actual infrastructure there. It's technically a waiver. But as you can see from our cross sections, it is definitely going in. So, we appreciate staff's review of this and their recommendation of— We agree with all their if-approved conditions and more than happy to answer any questions you may have.

**MICHAEL NAFT**

Thank you. This is a public hearing. Anyone wishing to speak on Items 17 through 19, please come forward. Seeing none, I'll close the public hearing. I think I heard you also offer a condition related to Lots 6 and 8.

**TONY CELESTE**

We can agree to one-story there as well. Thank you.

**MOTION**

**MICHAEL NAFT**

Excellent. Is that clear for the record? Okay. So, I'm prepared to move for approval of Items 17, 18, and 19, with the additional condition limiting Lots 6 and 8 per plans to single-story and the condition of 50% limitation on the setback waiver applied.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**MICHAEL NAFT**

Motion passes. Thank you.

**TONY CELESTE**

Thank you.

18. WS-26-0121-COUNTY OF CLARK (AVIATION):

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

DESIGN REVIEW for a proposed single-family residential subdivision on 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Capovilla Avenue and west of Arville Street within Enterprise. MN/jam/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 17 AND 19).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- 10 foot front setback allowed on 50% of the lots;
- Limited to one-story homes on Lots 6 and 8 (northwest corner of the site);
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-sites on Arville Street and Capovilla Avenue except for streetlights;
- Applicant to install conduit and pull boxes on Arville Street and Capovilla Avenue;
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Warm Springs Road;
- Applicant to construct circular driveways for Lots, 1, 4 and 5;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a 5 feet by 25 feet bus turnout including passenger loading/shelter areas in accordance with RTC standards along Warm Springs Road;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Department of Aviation

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

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

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

#### Fire Prevention Bureau

- 503.2.1.3 use group R-3 flag lot street widths; the drive aisle leading to 1 use group R-3 structure shall be an all-weather (paved) surface that is a minimum of 20 feet (6,096 mm) in width and of unlimited length.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0456-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### 19. TM-26-500030-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 8 single-family residential lots on 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Capovilla Avenue and west of Arville Street within Enterprise. MN/jam/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 17 AND 18).**

#### CONDITIONS OF APPROVAL –

##### Comprehensive Planning

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

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-sites on Arville Street and Capovilla Avenue except for streetlights;
- Applicant to install conduit and pull boxes on Arville Street and Capovilla Avenue;
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Warm Springs Road;
- Applicant to construct circular driveways for Lots, 1, 4 and 5;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a 5 feet by 25 feet bus turnout including passenger loading/shelter areas in accordance with RTC standards along Warm Springs Road;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

#### Building Department – Addressing

- The street suffixes shall be spelt out.

#### Department of Aviation

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

#### Fire Prevention Bureau

- 503.2.1.3 use group R-3 flag lot street widths; the drive aisle leading to 1 use group R-3 structure shall be an all-weather (paved) surface that is a minimum of 20 feet (6,096 mm) in width and of unlimited length.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0456-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### 20. VS-26-0134-FORD INDUSTRIAL 114, LLC:

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

**ACTION: DELETED FROM THE AGENDA (HELD TO MAY 6, 2026, PER THE APPLICANT).**

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

USE PERMIT for outdoor storage.

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

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

**ACTION: DELETED FROM THE AGENDA (HELD TO MAY 6, 2026, PER THE APPLICANT).**

22. WS-25-0882-BARKER FAMILY TRUST & BARKER, DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:

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

**ACTION: DELETED FROM THE AGENDA (HELD TO MAY 6, 2026, PER THE APPLICANT).**

23. WS-26-0004-COKER ASSET PROTECTION TRUST & COKER MARLANE & AUGUSTUS A TRS:

HOLDOVER AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping (previously notified as eliminate street landscaping); 2) increase fence/wall height; 3) allow attached sidewalks; 4) waive off-site improvements (streetlights) (previously notified as sidewalk and streetlights); and 5) alternative driveway geometrics in conjunction with an existing warehouse and outdoor storage yard on 4.25 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located north of Carey Avenue and west of Lamont Street within Sunrise Manor. MK/mh/kh (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- Full off-sites;
- Drainage study not required if the temporary office trailer is elevated 18 inches above the water surface elevation on Carey Avenue;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;

- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- All parking must be on-site within the gates to prevent vehicles from backing into the right-of-way;
- No perpendicular parking adjacent to Carey Avenue.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

WAIVERS OF DEVELOPMENT STANDARDS #4, #5B, AND #5C WERE WITHDRAWN.

### **JENNIFER AMMERMAN**

Next item is Item 23.

- Item 23, WS-26-0004. Holdover amended waivers of development standards for the following: 1) reduce street landscaping (previously notified as eliminate street landscaping); 2) increase fence/wall height; 3) allow attached sidewalks; 4) waive off-site improvements (streetlights) (previously notified as sidewalk and streetlights); and 5) alternative driveway geometrics in conjunction with an existing warehouse and outdoor storage yard on 4.25 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-65, AE-70, & APZ-2) Overlay. Generally located north of Carey Avenue and west of Lamont Street within Sunrise Manor.

### **MARISSA FEHRMAN**

Good morning. Marissa Fehrman, 1980 Festival Plaza Drive, here this morning on behalf of the applicant. We are on the northeast corner of Carey [Avenue] and Lamont [Street], about 4.5 acres. The site is currently planned Business Employment (BE) and it's split zoned IP (Industrial Park) and IL (Industrial Light). The site is surrounded by various outdoor storage auto-related services to the north and west. To the east is a Lowe's. To the south is a U.S. [Post] Office building. The applicant here has operated this site for over 40 years as an outdoor storage facility. They have operated for a while, and it had come to their attention just recently through a Business Licensing for their tenant that there were some things that were not up to code due to some expired applications in the past.

So, the application before you this morning seeks to get the code—or the site up to code and to fix some things on-site and in the area. Turning to the site plan. So, we'll have Carey to the south and Lamont to the east. Currently today, there are two existing driveways. The applicant will close the driveway that would've been otherwise shown here and leave the existing driveway here off of Carey. There's another access point off of Lamont that will be new and hopefully approved and constructed after this application. So, as you can see, there are permanent and temporary structures on site. The bulk of the site is used for outdoor storage of construction materials, equipment, vehicles, things like that. So, the operation will stay as is.

We do have a few waivers that I will go through. We have waivers for reduced landscaping off of Carey and Lamont. There's currently no landscaping there today. The applicant will install 3 feet of decorative rock landscaping with boulders along both Carey Avenue and Lamont. We have waivers for a detached sidewalk along Carey Avenue. There's an existing attached sidewalk that will remain. We have a waiver for a detached sidewalk along Lamont. Currently, there's no sidewalk here today. The applicant will install a 5-foot sidewalk in front of that 3 feet of decorative rock landscaping. We also have a waiver for increased fence height. We have 13 feet along Lamont and 11 feet along the northern property line where 10 feet is permitted. This is a slight increase. And if anything, the increase in height will provide an added security and screening benefit to the site.

Next, we have— Currently, there was a waiver for waiving the off-site improvements, including streetlights along Lamont. We will be withdrawing that waiver as the applicant will be installing streetlights along Lamont. Next, we have a waiver for reduced driveway width for both the existing driveway in Carey and Lamont at 32 feet, where 36 feet is required. However, both of those driveways will be updated to the curb return radii standard as required by Public Works.

Next, we have— Excuse me. We also have a waiver for reduced departure distance that we will be withdrawing. As I mentioned earlier, the driveway that will be closed along Carey in this area now allows us to have the adequate departure distance of 194 [feet] where 190 [feet] is required. So that is waiver 4, 5B and 5C to be withdrawn. And then we will still need waiver 5A for the reduced driveway width. With that, I will conclude my presentation and answer any questions.

**MICHAEL NAFT**

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

**MARILYN K. KIRKPATRICK**

Thank you, Mr. Chair. So, I can support the waiver of the trees because it's super windy over there and they will be broken the first week that they're there. But if you're going to do the rock and the boulders to kind of stop people from leaving all their garbage there, I expect that it'll be maintained on a regular basis. I don't want it to just one and done because we know what that looks like. So, I'll be paying attention. So let the owner know.

I can support the 11 feet because not many people are going to notice the difference, the attached sidewalk. So, thank you for putting in the street lights because it is dark over there, so we want it to stay there with the attached sidewalk. The only one that I want JaWaan to clarify with me; I didn't support the driveway width. I want you to do the right driveway width.

**JAWAAN DODSON**

Oh, thank you, Commissioner. They still need to waiver for the driveway width because the driveway on Carey Avenue has to be 57, excuse me, 56 feet wide and it's 52 [feet]. They have a conflict with the streetlight, so we are okay with them reducing that driveway width because they are giving us the distance from the intersection.

**MARILYN K. KIRKPATRICK**

So, it's only 4 feet though, right?

**JAWAAN DODSON**

Correct.

**MOTION**

**MARILYN K. KIRKPATRICK**

Okay. All right. Okay. With that, I would make a motion for approval for Item 23, approving the waivers with the exception of withdrawing waivers 4, 5B, and 5C.

**MICHAEL NAFT**

There's a motion, please cast your vote.

VOTE

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

**MARISSA FEHRMAN**

Thank you.

**MARILYN K. KIRKPATRICK**

And Marisa, just tell your client that we won't be offering an extension of times because they've never followed through, so this is one and done. Okay?

**MARISSA FEHRMAN**

Noted. Thank you.

24. WS-26-0106-STANKOSKY, CHARLES:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce access gate setback; 2) reduce setback; 3) increase screen wall height; 4) modify residential adjacency standards; 5) eliminate street landscaping; 6) eliminate buffering and screening; and 7) waive full off-site improvements in conjunction with an existing single-family residence on 0.77 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Cartier Avenue and west of Gateway Road within Sunrise Manor. WM/rp/cv (For possible action)

**ACTION: APPROVED.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

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

**JENNIFER AMMERMAN**

Next is Item 24.

- Item 24, WS-26-0106. Waivers of development standards for the following: 1) reduce access gate setback; 2) reduce setback; 3) increase screen wall height; 4) modify residential adjacency standards; 5) eliminate street landscaping; 6) eliminate buffering and screening; and 7) waive full off-site improvements in conjunction with an existing single-family residence on 0.77 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Cartier Avenue and west of Gateway Road within Sunrise Manor.

**MICHAEL NAFT**

Good morning.

**CHARLES STANKOWSKI**

Morning. I'm Charles Stankowski, the owner of the house. I bought this house 32 years ago. It came with the commercial zoning when I bought it. I'm assuming when they did the rural estates, they made some of the corner lots commercial in case they wanted to convert it in the future. But I've lived in this house for 32 years and just asking for the waiver for all the commercial standards that they're asking, so it'll continue to fit into the neighborhood.

**MICHAEL NAFT**

Thank you very much. This is a public hearing. Anyone wishing to speak on Item 24, please come forward at this time. Seeing no one, we'll close the public hearing. Commissioner McCurdy II.

**MOTION**

**WILLIAM MCCURDY II**

Thank you. And thank you, Charles, for the meeting that you had with our team down at your property. I understand what you're going through and certainly don't want you make all those changes. So we look to move approval of Item 24 with the waiver of development standards 1 through 7.

**CHARLES STANKOWSKI**

Thank you.

**MICHAEL NAFT**

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

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**MICHAEL NAFT**

Motion passes. Thank you.

**CHARLES STANKOWSKI**

Thank you.

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

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

**ACTION: DELETED FROM THE AGENDA (HELD TO MAY 6, 2026, PER THE APPLICANT).**

*(Companion Items 26, 27, 28, 29, and 30)*

26. PA-25-700033-ALL INVESTMENTS, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 2.99 acres. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/gc (For possible action)

**ACTION: ADOPTED (RESOLUTION R-4-22-26-1; COMPANION ITEMS 27, 28, 29, AND 30).**

**JENNIFER AMMERMAN**

Next are Items 26 through 30, which can be heard together.

- Item 26, PA-25-700033. Holdover plan amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 2.99 acres. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise.
- Item 27, ZC-25-0552. Holdover zone change to reclassify 2.99 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise.
- Item 28, VS-25-0553. Holdover vacate and abandon easements of interest to Clark County located between Park Street (alignment) and Cabrera Cove Street (alignment), and Raven Avenue and Blue Diamond Road within Enterprise.
- Item 29, WS-25-0554. Holdover waiver of development standards to increase retaining wall height. Design review for a proposed single-family residential development on 2.99 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise.
- Item 30, TM-25-500138. Holdover tentative map consisting of 25 single-family residential lots and common lots on 2.99 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise.

**MICHAEL NAFT**

Good morning.

**SUSAN FLORIAN**

Good morning, Commissioners. My name is Susan Florian from Taney Engineering, 6030 South Jones Boulevard, here on behalf of the applicant. What we have here is a parcel located north of Blue Diamond and east of Park Street. We're asking for a rezone from Commercial General (CG) to RS2 (Residential Single-Family 2), and a plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN). The lots will be 25. They range from 2,915 to 3,811 square feet with an average lot of 3,154 square feet. We are asking for two waivers, 1A and 1B is for a 6-foot retaining wall. Of course, we are going to try to limit that as much as we possibly can, but we're asking for extra just in case. With that, I conclude my presentation. I'm here to answer any questions that you may have.

**MICHAEL NAFT**

Thank you. This is a public hearing. Anyone wishing to speak, please come forward. Good morning.

**JENNA WALTHO**

Good morning, Commissioners. Jenna Waltho, 9611 Raven Avenue, Las Vegas, Nevada, 89178 for the record. I did send a few emails, but I didn't hear back, so I wanted to get some clarification on our neighborhood's request for termination of Park Street. In that email, I did provide documentation that Park was vacated to the north at Pebble, which this Board unanimously approved. And that was approved due to the applicant working with us neighbors and the concerns for the safety of the neighborhood with the traffic. So that was approved by this Board. So now, I'm here looking at Park to the south with the same concerns from the neighborhood.

And unfortunately for you, Commissioner Jones, I'm the only one willing and able to come down here and voice those concerns for my neighborhood. So, it's the same concerns. You've already approved the termination of Park to the north. So, all we're asking is termination to the south due to the safety concerns of people using Raven as a shortcut to cut the lights at Blue Diamond and Fort Apache. We also have a CCSD (Clark County School District) bus stop, several bus stops on Raven Avenue. We also have driveways that front onto Raven Avenue.

Now, during the conversation of when you guys' approved termination of Park and Pebble, there was no talk of connectivity. That was not even an issue. Now, that termination did not be approved by this Board, I would completely agree we would need to keep Park open for connectivity. But since we already have the prior approval where Park is terminated at Pebble, I don't believe that the connectivity issue is an issue anymore. All the traffic from those houses that was just presented can go out to Blue Diamond, which will be safer for the new homeowners and safer for the existing homeowners.

So, I know Commissioner, you're not going to do me any favors. I get that, but you should take in consideration the concerns of the neighborhood and the safety concerns that I've just presented. It's better to be proactive than reactive. So, thank you for your time and thanks again for replying to my email. That's professionalism 10 out of 10, so I appreciate that. Thank you.

**MICHAEL NAFT**

Anyone else wishing to speak, please come forward at this time. If not, we'll close the public hearing. Commissioner Jones.

**JUSTIN JONES**

Thank you, Mr. Chair. Mr. Papazian, can you respond to the comments made by Ms. Waltho with regards to Park?

**ANTONIO PAPAZIAN**

Thank you, Commissioner. We still have connectivity to Raven. We have subdivisions on the west side of Park. We have subdivision on Raven that will use Park to exit to Blue Diamond or with this new subdivision, you will be able to use multiple streets should Park go through to access subdivisions. And really burdening less Fort Apache because if you don't have Park going through, the burden of Fort Apache will be great, not to mention people will be traveling through the subdivisions to get to this subdivision. So, we believe the connectivity of Park is important, not to mention response time for emergency vehicles. They'll have to go a roundabout way to get to this subdivision if Park does not go through.

**JUSTIN JONES**

And just to be clear, there was assertion that people going eastbound on Blue Diamond would cut through on Park in order to get to Fort Apache. There is a hard median on Blue Diamond that would prevent that, correct?

**ANTONIO PAPA ZIAN**

Yes, sir.

**MOTION**

**JUSTIN JONES**

Okay. With that, I go ahead and move for approval of agenda Items 26 through 30.

**MICHAEL NAFT**

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

**ANTONIO PAPA ZIAN**

I'm sorry, Commissioner. Can I add a condition please? We've been working really hard on Blue Diamond with your office.

**JUSTIN JONES**

Yes. Yes.

**ANTONIO PAPA ZIAN**

I'd like to add a condition to the applicant to coordinate with NDOT (Nevada Department of Transportation) and Clark County Public Works for the off-site improvements along Blue Diamond Road, and they are aware of this condition.

**JUSTIN JONES**

Thank you.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**MICHAEL NAFT**

The motion passes.

**SUSAN FLORIAN**

Thank you, Commissioners. Have a good day.

27. ZC-25-0552-ALL INVESTMENTS, LLC:

HOLDOVER ZONE CHANGE to reclassify 2.99 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise (description on file). JJ/gc (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 26, 28, 29, AND 30).**

**CONDITIONS OF APPROVAL –**

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0239- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

28. VS-25-0553-ALL INVESTMENTS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Park Street (alignment) and Cabrera Cove Street (alignment), and Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 26, 27, 29, AND 30).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Park Street.
- Drainage study and compliance;
- Grant any necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

29. WS-25-0554-ALL INVESTMENTS, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.

DESIGN REVIEW for a proposed single-family residential development on 2.99 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 26, 27, 28, AND 30).**

## CONDITIONS OF APPROVAL –

### Comprehensive Planning

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

### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Park Street;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant is to coordinate with NDOT and Clark County Public Works for off-site improvements on Blue Diamond Road.

### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0239-2025 to obtain your POC exhibit; flow contributions exceeding CCWRD estimates may require another POC analysis.

### 30. TM-25-500138-ALL INVESTMENTS, LLC:

HOLDOVER TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 2.99 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 26, 27, 28, AND 29).**

## CONDITIONS OF APPROVAL –

### Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Park Street;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant is to coordinate with NDOT and Clark County Public Works for off-site improvements on Blue Diamond Road.

Building Department – Addressing

- All streets shall have approved names and suffixes;
- Approved street name list is required from the Combine Fire Communications Center.

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 #0239-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

*(Companion Items 31, 32, 33, and 34)*

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

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

**ACTION: DELETED FROM THE AGENDA (HELD TO MAY 6, 2026, PER THE BOARD OF COUNTY COMMISSIONERS).**

**JENNIFER AMMERMAN**

Next are Items 31 through 34, which can be heard together.

- Item 31, PA-26-700001. Plan amendment to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 0.85 acres. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise.
- Item 32, ZC-26-0038. Zone change to reclassify 0.85 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise.
- Item 33, VS-26-0037. Vacate and abandon easements of interest to Clark County located between Decatur Boulevard and Cameron Street (alignment), and Ford Avenue and Pebble Road; and a portion of right-of-way being Decatur Boulevard located between Ford Avenue and Pebble Road within Enterprise.
- Item 34, UC-26-0039. Use permit for outdoor dining, drinking, and cooking. Waivers of development standards for the following: 1) reduce setbacks; 2) reduce street landscaping; 3) reduce buffering and screening; 4) modified residential adjacency standards; and 5) alternative driveway geometrics. Design review for a proposed commercial building on 0.85 acres in a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise.

**MICHAEL NAFT**

Good morning.

**RENE ROLIN**

Good morning. How is everyone?

**MICHAEL NAFT**

Good. Thank you, if you could just—

**RENE ROLIN**

So far, we're rolling along. I love it.

**MICHAEL NAFT**

Just state your name for the record, please.

**RENE ROLIN**

Rene Rolin with Momeni Engineers, 8360 West Sahara. Last name is R-O-L-I-N.

**MICHAEL NAFT**

Thank you.

**RENE ROLIN**

Do you prefer— Do I need to go through [Items] 31, 32, and 33, since they've either been adopted or approved, or is it relatively obvious? I don't know. Commissioner Jones?

**JUSTIN JONES**

It's really the design to go over that I know Public Works is going to have some issues with.

**RENE ROLIN**

Okay, just want to make sure. Correct. Okay. So then going straight to [Item] 34. Here's the site plan, and I apologize for the red lines, I just realized I grabbed the wrong one. But we have removed the parking here, and here, and put some back in there. So, we're still within our parking means. We have a retail building of 7,240 square feet where we also want to have outdoor dining around this end of it, which is the south end. We have added in a large buffer of trees at the backside on the east side, just to block the current residential that could be built there in the future. Currently, it's a dirt lot and the same applies to what's at the south side. But we've put buffering in for future purposes should those become residences as it's currently zoned.

So, we're asking for a waiver of development standards to reduce the buffering and the screening. Along Ford, we have an easement right here that obviously we can't plant within. And we've met our site visibility zones and added as many trees and plants as we feel as possible, but if you want to— We can crowd some more in if we need to, but we think it's sufficient to get us looking great once we're built out. The driveway geometrics are kind of odd too because we have a shorter distance here based on what Public Works is looking for. But we did the one here along Decatur [Boulevard], so that you would not be able to make a left turn out of this, hopefully mitigating some accidents. Same with Ford [Avenue], you would only have a right turn only out of there, given how close it is.

So hopefully those can work with what we're proposing. And here's a look of the building, if you haven't seen all of the files that have been sent in. So basically, that's it. It's pretty standard. It's nothing out of

this world, but we do have some restrictions, just given the size of the site and what we're trying to put onto the site, given the corner lot. So, appreciate any questions?

**MICHAEL NAFT**

If that concludes your presentation. This is a public hearing on Items 31 through 34. Anyone wishing to speak, please come forward. Seeing no one, Commissioner Jones.

**JUSTIN JONES**

Thank you, Mr. Chair. Mr. Papazian?

**ANTONIO PAPA ZIAN**

Thank you, Commissioner. I haven't seen the plan she was showing yet. It appears she's removed a couple of parking spaces. Can I see that back, please?

**RENE ROLIN**

Yes. It's in your files.

**ANTONIO PAPA ZIAN**

The site plan.

**JUSTIN JONES**

I'm just going to go with— I'm going to request that the applicant consider holding this item for two weeks. I don't design from the podium and to meet with you.

**ANTONIO PAPA ZIAN**

Thank you.

**JUSTIN JONES**

There's stuff that needs to be worked out with Public Works. So, I'm happy to move for approval of Items 31 through 33, and hold 34, but I don't really want to be designing from the podium right now. So, understood?

**RENE ROLIN**

Yeah.

**JUSTIN JONES**

Okay. All right. I'm going to move—

**JENNIFER AMMERMAN**

Commissioner?

**JUSTIN JONES**

Yeah, go ahead.

**JENNIFER AMMERMAN**

I'm sorry. The Planning Commission had a reduction in the zoning, but do you want to approve it as requested?

**MOTION**

**JUSTIN JONES**

Let's just hold all of them, and then we'll have a discussion about that. Okay. I'll move forward to hold agenda items 31 through 34 and request that the applicant meet with my office, as well as with Mr. Papazian's office.

**RENE ROLIN**

Is there anything different you want to see when we meet again?

**JUSTIN JONES**

Yes.

**RENE ROLIN**

They'll tell us what that is.

**JUSTIN JONES**

What was that?

**RENE ROLIN**

And they'll tell us what that is?

**MICHAEL NAFT**

She's asking if there's anything different you'd like to see— I think he'd like to see the current plans.

**RENE ROLIN**

Because we've already met twice. (Inaudible) I'll bring you whatever else you want to—

**JUSTIN JONES**

Yes. We want to see the current plans and if there are any comments back, then our Planning staff can make those recommendations to you.

**RENE ROLIN**

Okay. All right, great. Thank you.

**MICHAEL NAFT**

There's a motion to hold items 31 through 34. Please cast your vote.

**JENNIFER AMMERMAN**

And just to clarify, that's until May 6?

**MICHAEL NAFT**

Until May 6.

VOTE

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

**MICHAEL NAFT**

The motion passes.

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

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

**ACTION: DELETED FROM THE AGENDA (HELD TO MAY 6, 2026, PER THE BOARD OF COUNTY COMMISSIONERS).**

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

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

**ACTION: DELETED FROM THE AGENDA (HELD TO MAY 6, 2026, PER THE BOARD OF COUNTY COMMISSIONERS).**

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

USE PERMIT for outdoor dining, drinking, and cooking.

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

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

**ACTION: DELETED FROM THE AGENDA (HELD TO MAY 6, 2026, PER THE BOARD OF COUNTY COMMISSIONERS).**

*(Companion Items 35, 36, 37, 38, 39 and 40)*

35. PA-26-700002-REGIONAL MARYLAND, LLC: PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 3.92 acres. Generally located west of Maryland Parkway and south of Cactus Avenue within Enterprise. MN/gc (For possible action)

**ACTION: ADOPTED (RESOLUTION R-4-22-26-2; COMPANION ITEMS 36, 37, 38, 39, AND 40).**

## JENNIFER AMMERMAN

Next are Items 35 through 40, which can be heard together.

- Item 35, PA-26-700002. Plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 3.92 acres. Generally located west of Maryland Parkway and south of Cactus Avenue within Enterprise.
- Item 36, ZC-26-0043. Zone change to reclassify 3.92 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located west of Maryland Parkway and south of Cactus Avenue within Enterprise.
- Item 37, VS-26-0044. Vacate and abandon easements of interest to Clark County located between Radcliff Street and Maryland Parkway, and Cactus Avenue and Levi Avenue; a portion of right-of-way being Cactus Avenue located between Radcliff Street and Maryland Parkway; and a portion of right-of-way being Maryland Parkway located between Cactus Avenue and Levi Avenue within Enterprise.
- Item 38, WS-26-0045. Waivers of development standards for the following: 1) modified driveway geometrics; and 2) increase the number of dwelling units on private stub streets in conjunction with a proposed single-family attached residential development on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise.
- Item 39, PUD-26-0046. Planned unit development for a 46 lot single-family attached residential development with modified development standards on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise.
- Item 40, TM-26-500010. Tentative map consisting of 46 single-family residential lots and common lots on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise.

## MICHAEL NAFT

Thank you. Good morning.

## JENNIFER LAZOVICH

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive here today on behalf of the applicant, Beazer Homes. The site is located on the corner of Cactus and Maryland. The applicant is asking for a master plan, plan amendment change to CN. It's presently planned for NC, but as you can see in these orange areas, there are surrounding properties that are planned for CN, and staff is supporting that request. The property right now is zoned RS20, but as the previous exhibit showed, it is master planned for commercial.

The applicant is asking for RM18 zoning and I'll point out the other areas where there's RM18 zoning to the north of the site, and then as well as to the south of the site. Staff is also recommending approval of that request. This is a copy of the site plan. What is proposed are 46 two-story townhomes with an entryway coming in off of Maryland Parkway. All of these townhomes have driveways. Those are full-length driveways with two-car garages. In addition to that, we are providing additional guest parking spaces right here. And then we have concentrated all of the open space in this corner.

Intentionally, we are having a functional turf area that isn't blocked, if you will, by trees so that you can go out there, you can kick a soccer ball or throw a football. And then in this area, we're going to have a fenced-in dog area. This portion of the property will have view fencing with trees that are on—trees and landscaping that are on both sides. So particularly at the end of the two stub streets, you will be able to see landscaping, not only the landscaping that's on this side, but also the landscaping as you look through

the fencing that faces out towards Cactus. We have block walls as you come this way, but we do meet the site visibility zones to ensure that we're complying with code in those areas.

We appreciate a partial recommendation of approval from staff. And let me just show you those elevations. This gives you an idea of the elevations. The driveways that I mentioned on the previous exhibit, the front door is on the opposite side of that. So, when you come home or when you have visitors that come, if you're coming home and you want to pull into your driveway or garage, you can go into your house. But if you're coming to the front door, the front of the elevations actually face towards these green-belt open space areas, and that's where the front of the door faces too. With that, I'd be happy to answer any questions.

**MOTION**

**MICHAEL NAFT**

Thank you. This is a public comment period for Items 35 through 40. Anyone wishing to speak, please come forward. Seeing no one, I'll close the public comment period. It is rare that we see this townhome product with entirely full-length driveways. I'm grateful that the applicant worked hard and through a couple revisions, got to this point, and also that open space I think will meet the need of the community. So, I'm appreciative of you working with us on those two things. And I would also echo what you sort of indicated that much of this is supported by staff, much of this application. So, I'm happy to move for approval of Items 35 through 40.

**VOTE**

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

**MICHAEL NAFT**

The motion passes.

**JENNIFER LAZOVICH**

Thank you.

**36. ZC-26-0043-REGIONAL MARYLAND, LLC:**

ZONE CHANGE to reclassify 3.92 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located west of Maryland Parkway and south of Cactus Avenue within Enterprise (description on file). MN/gc (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 35, 37, 38, 39, AND 40).**

**CONDITIONS OF APPROVAL –**

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; and that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted

by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0375-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

37. VS-26-0044-REGIONAL MARYLAND, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Radcliff Street and Maryland Parkway, and Cactus Avenue and Levi Avenue; a portion of right-of-way being Cactus Avenue located between Radcliff Street and Maryland Parkway; and a portion of right-of-way being Maryland Parkway located between Cactus Avenue and Levi Avenue within Enterprise (description on file). MN/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 35, 36, 38, 39, AND 40).**

#### CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

38. WS-26-0045-REGIONAL MARYLAND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway geometrics; and 2) increase the number of dwelling units on private stub streets in conjunction with a proposed single-family attached residential development on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 35, 36, 37, 39, AND 40).**

#### CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- No parking on the streets;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a 5 feet by 25 feet bus turnout including passenger loading/shelter areas in accordance with RTC standards along Maryland Parkway;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0375-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

39. PUD-26-0046-REGIONAL MARYLAND, LLC:

PLANNED UNIT DEVELOPMENT for a 46 lot single-family attached residential development with modified development standards on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 35, 36, 37, 38, AND 40).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension

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

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a 5 feet by 25 feet bus turnout including passenger loading/shelter areas in accordance with RTC standards along Maryland Parkway;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

#### Department of Aviation

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0375-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### 40. TM-26-500010-REGIONAL MARYLAND, LLC:

TENTATIVE MAP consisting of 46 single-family residential lots and common lots on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 35, 36, 37, 38, AND 39).**

#### **CONDITIONS OF APPROVAL –**

##### Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a 5 feet by 25 feet bus turnout including passenger loading/shelter areas in accordance with RTC standards along Maryland Parkway;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department – Addressing

- The street shown as Eerie Avenue in the vicinity map shall be shown as Erie Avenue;
- The street shown as Pollock Street in the vicinity ap shall be shown as Pollock Drive;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0375-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

*(Companion Items 41, 42, 43, and 44)*

41. PA-26-700003-BUFFALO LAS VEGAS LAND, LLC:

PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Neighborhood Commercial (NC) on 9.55 acres. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley. MN/rk (For possible action)

**ACTION: ADOPTED (RESOLUTION R-4-22-26-3; COMPANION ITEMS 42, 43, AND 44).**

**JENNIFER AMMERMAN**

Next are Items 41 through 44, which can be heard together.

- Item 41 is PA-26-700003. Plan amendment to redesignate the land use category from Business Employment (BE) to Neighborhood Commercial (NC) on 9.55 acres. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley.
- Item 42, ZC-26-0052. Zone change to reclassify 9.55 acres from a CC (Commercial Core) Zone to a CG (Commercial General) Zone. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley.

- Item 43, VS-26-0053. Vacate and abandon easements of interest to Clark County located between Buffalo Drive and Arroyo Springs Street, and Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley.
- Item 44, WS-26-0054. Waivers of development standards for the following: 1) eliminate street landscaping; 2) increase retaining wall height; and 3) allow attached sidewalk; and 4) alternative driveway geometrics. Design review for a vehicle sales facility on 9.67 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley.

**MICHAEL NAFT**

Thank you. Good morning.

**BOB GRONAUER**

Good morning, Mr. Chairman and Commissioners. My name's Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing the applicant on these applications. First thing I'd like to do is get your attention to the overhead, to the location of the property. As you can see here highlighted in yellow, this is approximately 10 acres of property. On this side is Buffalo [Drive]. This is Rafael Rivera Way, which is a frontage road. If you're familiar, this is I-215 in the Buffalo offramp in this area. And if you're also familiar with this area, you'll know that this piece of property is sunk down significantly to the existing road in this area, which then creates some type of a constraint here where it's difficult to actually develop the property. However, as I go through the presentation, I'll mention we've been working closely with Antonio and JaWaan from Public Works and Sarah, and the Commissioner's office, to make sure that we could get this project designed appropriately.

That being said, the property is currently master plan BE. As staff said is, we're coming in to change that master plan to NC in this area. What we are proposing is for a sales service and delivery dealership. It's for a Tesla dealership. The property is currently zoned CC, Commercial Core. We're asking to zone that to CG. Based on the area's location, staff has agreed that this is compatible and harmonious to the surrounding areas. And so, as you can see here, we have a lot of industrial and commercial uses. This is where similar situated type of dealerships are located adjacent to the beltway and right on major arterial streets in this area.

So, staff's recommending, as I mentioned, of the master plan amendment, and also the zone change. With respect to waivers of development standards, waiver of development standards 1 and 2, staff is recommending approval of that. And as I mentioned earlier, is the location of the property here, it has a significant slope in this area. We are actually providing it landscape on the bottom of the slopes in this area. It's about 8 feet wide down here. We're also meeting the landscape requirements in our dealership lot here. We have all the trees that are located where the cars would actually be located for sale. And also, we're asking for retainer of wall height. Staff is recommending approval of that. With respect to waiver of development number 3, we're withdrawing that. That was for a detached sidewalk on Buffalo. We've worked with Public Works on that to make sure we have our detached sidewalk up on Buffalo Drive in that area. And again, I want to make a special thanks to Antonio and the Public Works Department for working with us on that design up on Buffalo.

With respect to waiver of development number 4, that is for the waiver of development standards here for throat depth. Our only access ingress and egress is on Tioga Way coming into the property here. The site development plan review, or design review, that's before you is for a 60,000-square-foot building. This is, as I already mentioned, this is for the sales, service, and delivery of vehicles for the dealership for Tesla. They also will be operating on a 5-acre lot to the north here, that was already just

approved by the County at the Planning Commission for a robotaxi location here. So, if anything, as you can understand here now and appreciate that this is going to be the dealership hub in Southern Nevada at this location here with all these uses that are being proposed on the property.

Staff is recommending approval for the design review, the vacations. Some of these are typical patent vacations that we're asking for, and staff's recommending approval. I believe we do not need the Buffalo vacation any longer because we've worked out the detached sidewalk issue. But that being said, we'd ask you to follow the staff's recommendations with the withdrawal of waiver of development 3 without prejudice, and I'm here to answer any questions that you may have.

**MICHAEL NAFT**

Thank you very much. This is a public hearing on Items 41 through 44. Anyone wishing to speak, please come forward. Seeing no one, I'll close the public hearing. Mr. Papazian, can you just confirm that the Buffalo vacation is no longer needed?

**ANTONIO PAPA ZIAN**

Yes, sir. Commissioner, thank you. Instead of the vacation, we would ask to add a condition to execute a license and maintenance agreement for non-standard improvements in the right-of-way. Just in case we need this right-of-way in the future. It would be nice to just have it there just in case. I don't think we do, but—

**MICHAEL NAFT**

I don't think we do either, but okay.

**ANTONIO PAPA ZIAN**

—and then also if I could add one more condition, and the condition is because, as you know, we have a project on Rafael Rivera Way. I believe there's a pre-con May 10. So rather than having the applicant construct the off-site improvements and kind of piecemeal it, we asked them if it would be better to install it ourselves. They agreed, so I'd add a condition to the applicant to coordinate a cost contribution to be determined by Public Works Development Review for the beltway frontage project.

**MICHAEL NAFT**

The applicant understands that?

**BOB GRONA UER**

Yes, we do. We've had a lot of communications yesterday and we're both on the same page.

**MOTION**

**MICHAEL NAFT**

Then I will move for approval of Items 41 through 44 with waiver of development standard number 3 being withdrawn and the additional conditions from Public Works that were read into the record related to cost contribution.

**VOTE**

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

**MICHAEL NAFT**

That motion passes.

**BOB GRONAUER**

Thank you very much and have a good day.

42. ZC-26-0052-BUFFALO LAS VEGAS LAND, LLC:

ZONE CHANGE to reclassify 9.55 acres from a CC (Commercial Core) Zone to a CG (Commercial General) Zone. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley (description on file). MN/rk (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 41, 43, AND 44).**

**CONDITIONS OF APPROVAL –**

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0270-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

43. VS-26-0053-BUFFALO LAS VEGAS LAND, LLC:

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

**ACTION: APPROVED (COMPANION ITEMS 41, 42, AND 44).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include the cul-de-sac on Tioga Way;

- Drainage study and compliance;
- Coordinate with Public Works - Development review for the improvement in or adjacent to the slope easement and an alternative sidewalk along Buffalo Drive;
- Grant an easement to Public Works to allow for access to and maintenance of the slope;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

44. WS-26-0054-BUFFALO LAS VEGAS LAND, LLC:

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

DESIGN REVIEW for a vehicle sales facility on 9.67 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley. MN/rg/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEMS 41, 42, AND 43).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include the cul-de-sac on Tioga Way;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Development review for the improvement in or adjacent to the slope easement and an alternative sidewalk along Buffalo Drive;
- Grant an easement to Public Works to allow for access to and maintenance of the slope;
- Coordinate with Clark County Public Works - Director's Office for the Beltway Frontage road improvement project;
- Execute a License and Maintenance Agreement for any non-standard improvements in the right-of-way;
- Applicant to coordinate a cost contribution to be determined by Public Works - Development Review for the Beltway Frontage project.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0270-2026

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

WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN.

*(Companion Items 45 and 46)*

45. ZC-26-0025-STRIKE INDUSTRIES, LLC:

HOLDOVER ZONE CHANGE to reclassify 0.46 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Topaz Street and north of Dustin Avenue within Paradise (description on file). JG/gc (For possible action)

**ACTION: APPROVED (COMPANION ITEM 46).**

**CONDITIONS OF APPROVAL –**

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0371-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**JENNIFER AMMERMAN**

The next are Items 45 through and 46, which can be heard together.

- Item 45, ZC-26-0025. Holdover zone change to reclassify 0.46 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Topaz Street and north of Dustin Avenue within Paradise.
- Item 46, WS-26-0026. Holdover waivers of development standards for the following: 1) allow attached sidewalks; 2) waive off-site improvements (streetlights); and 3) alternative driveway geometrics. Design review for a proposed office/warehouse building on 0.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Dustin Avenue and east of Topaz Street within Paradise.

**MICHAEL NAFT**

Good morning.

**RICHARD OFFLEY**

Good morning. My name is Richard Offley, O-F-F-L-E-Y. I represent Strike Industries for development at Industrial Park off of Topaz [Street] and Dustin [Avenue]. Originally, we had submitted the original plan, but we had some concerns with Public Works on trash bin location. We revised the plan, adjusted the building to accommodate with Public Works, and then we just had a few through our justification letter, we had a few waivers of development request.

**MICHAEL NAFT**

If you could just speak a little louder.

**RICHARD OFFLEY**

Oh, sorry. So, we had a few waivers of request. One of the waivers was to attach sidewalks, which meets the standard of the area of other industrial parks, the rest of the industrial— because the rest of the area's turned industrial and all the sidewalks are attached. So, we were requesting a waiver to meet the surrounding standard from separated sidewalk. The other waiver of development was to eliminate streetlights. It says Topaz, but it was supposed to be Dustin Avenue. There are streetlights presently on Topaz. There are streetlights here, and here, on the Topaz by our property. It was at this location. We did put the streetlight on the current plan in case the waiver was not granted. The waiver of development for the 24-foot depth of throat, the standard, I believe, is 25 feet. We got 24 feet, 4 inches. So that waiver we requested. And then waiver for the reduction from the corner of the property because the property is only so large. So, we moved it to the furthest point of the property and put the entrance on Topaz, which was the longer distance, the greater distance from the corner.

**MICHAEL NAFT**

Does that complete your presentation?

**RICHARD OFFLEY**

Yes, sir.

**MICHAEL NAFT**

Thank you. This is a public hearing. Anyone wishing to speak on Items 45 and 46, please come forward. Seeing no one, Commissioner Gibson.

**JIM GIBSON**

Thank you. Mr. Papazian, terms of the Public Works concerns, help us understand that those are addressed.

**ANTONIO PAPA ZIAN**

Addressed. Thank you, sir.

**MOTION**

**JIM GIBSON**

Thank you. Thanks for your work—reworking on the site. I move approval of Items 45 and 46.

**RICHARD OFFLEY**

Thank you very much.

## VOTE

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

### **MICHAEL NAFT**

The motion passes.

#### 46. WS-26-0026-STRIKE INDUSTRIES, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; 2) waive off-site improvements (streetlights); and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed office/warehouse building on 0.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Dustin Avenue and east of Topaz Street within Paradise. JG/mh/kh (For possible action)

**ACTION: APPROVED (COMPANION ITEM 45).**

### **CONDITIONS OF APPROVAL –**

#### Comprehensive Planning

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

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include spandrel at the intersection of Topaz Street and Dustin Avenue in the southwest corner of the site;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to remove all parking spaces opposite of the Topaz Street commercial driveway;
- Applicant to relocate the sanitation bin enclosure away from the Topaz Street commercial driveway.

#### Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.

- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

#### Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0371-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

*(Companion Items 47 and 48)*

#### 47. ZC-26-0130-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:

ZONE CHANGE to reclassify a portion of a 1.64 acre site from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor (description on file). MK/gc (For possible action)

**ACTION: APPROVED (COMPANION ITEM 48).**

#### **CONDITIONS OF APPROVAL –**

##### Fire Prevention Bureau

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

#### **JENNIFER AMMERMAN**

Next are Items 47 and 48, which can be heard together.

- Item 47, ZC-26-0130. Zone change to reclassify a portion of a 1.64 acre site from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor.
- Item 48, UC-26-0131. Use permits for the following: 1) truck parking or staging; and 2) outdoor storage and display. Waivers of development standards for the following: 1) modified residential adjacency standards; 2) eliminate buffering and screening; 3) eliminate parking; 4) eliminate street landscaping; 5) eliminate throat depth; and 6) waive full off-site improvements. design review for proposed truck parking or staging and outdoor storage and display on 1.64 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor.

#### **MICHAEL NAFT**

Good morning.

#### **DAVE TURNER**

Good morning, Chairman, Commissioners. Dave Turner, 333 North Rancho Drive, representing the applicant. With the zone change, what we're asking for is a zone change from RS20 to IP. It's just for this

little sliver of property here. The balance of the site is already zoned IP, so I think that's pretty much an easy fix there. Commissioner Kirkpatrick, thank you for meeting me yesterday. I think we've addressed most of the concerns that you had. I just wanted to bring the revised plan to you shown. We've provided a paved transition along Cheyenne to go into the future driveway here.

We've also moved the throat depth back to 25 feet as recommended and moved the guard shack back. We've also added that guard shack as we discussed. We also will be putting a sign on the fence adjacent to the gate that basically is for emergency access, so that people can get ahold of the owner. Other than that, I think we've addressed everything. The adjacent property is zoned RS20, although it functions as an industrial site. I've got a copy of that here. So, I think we've addressed all your concerns. If I missed anything, please let me know. We ask for your approval.

**MICHAEL NAFT**

Thank you very much. This is a public hearing on Item 47 and 48. Anyone wishing to speak, please come forward. Seeing no one, we'll close the public hearing. Commissioner Kirkpatrick.

**MARILYN K. KIRKPATRICK**

Thank you, Mr. Chairman. And thank you, Mr. Turner. You know I've been working on this area for 11 years. We're four people away from getting it done, so thank you for agreeing. So, we will approve of the special use permits to allow truck parking and staging, as long as, A, that there's a guard shack there. Two, that you provide the onsite contact information on the outside of the fence, so that we can see it on the outside. And we will approve the outdoor storage and display as long as, A, that there's no stacking of the conex boxes higher than the fence line. And two, that no interoperable vehicles are allowed on the property for an extended period of time. So, what we don't want to see is it being a tow yard of broken down vehicles. So, on the waivers, I want to talk about waiver number 3. You agree to the additional seven parking spots, so I want to make sure that we can withdraw that?

**DAVE TURNER**

Yeah, I think we can withdraw [waiver] 3.

**MARILYN K. KIRKPATRICK**

Okay. Withdraw [waiver] 3. Waiver 4, we're going to change the definition to say applicant has agreed to alternative landscaping consistent with the proposed SID (Special Improvement District) standards. And so, that way in the SID, we've factored in boulders and rock. So that'll be part of the big SID. We're doing it all at once. You're going to work with on waiver 5. That's been addressed, correct? So, I can withdraw that? Or just put, It's a minimum of 25 feet.

**JAWAAN DODSON**

He has met the minimum, so he can withdraw that waiver, Commissioner.

**MOTION**

**MARILYN K. KIRKPATRICK**

Okay. Withdraw waiver 5. And waiver 6 will read that the applicant has agreed to participate in the upcoming SID and will continue to work with the Public Works. So that lets you get going. That keeps us all on the same page. And I want to be clear, which it's already in here, that when we do the SID as well there'll be security cameras, there'll be streetlights, all of that. And no green mesh, no matter what you do. I know that staff likes that, but I don't because it's graffitied and it's torn with all the wind. So that would be my motion, unless you have something else, JaWaan.

**JAWAAN DODSON**

Oh, could we make sure the applicant provide us the revised plans, so we can have them on file as well, please?

**MARILYN K. KIRKPATRICK**

Yep.

**DAVE TURNER**

Absolutely.

**MARILYN K. KIRKPATRICK**

Okay. Great. That's my motion.

**MICHAEL NAFT**

There's a motion for Items 47 and 48. Please cast your vote.

**VOTE**

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

**MICHAEL NAFT**

The motion passes.

**DAVE TURNER**

Thank you very much. Have a great day.

**MICHAEL NAFT**

Thank you.

**48. UC-26-0131-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:**

USE PERMITS for the following: 1) truck parking or staging; and 2) outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) eliminate buffering and screening; 3) eliminate parking; 4) eliminate street landscaping; 5) eliminate throat depth; and 6) waive full off-site improvements.

DESIGN REVIEW for proposed truck parking or staging and outdoor storage and display on 1.64 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor. MK/sd/cv (For possible action)

**ACTION: APPROVED (COMPANION ITEM 47).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Guardshack shall be provided;
- No signage or advertising other than the business name and contact information on outside of the fence;
- Inoperable vehicles shall not be stored on the property;

- No mesh on the fence;
- Alternative landscaping that is consistent with the SID standards;
- Applicant has agreed to participate in the upcoming SID and continue to work with Public Works;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall agree to participate on a Special Improvement District (SID) for off-site improvements, including but not limited to, fire hydrants, curb and gutter, paving and streetlights.

#### Fire Prevention Bureau

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

WAIVERS OF DEVELOPMENT STANDARDS #3 AND #5 WERE WITHDRAWN.

## SEC. 6. AGENDA ITEMS

49. AG-26-900195: Discuss whether to initiate a Master Plan Amendment to the Clark County Trails Map within the Clark County Master Plan, and direct staff accordingly. (For possible action)

**ACTION: STAFF DIRECTED.**

#### JENNIFER AMMERMAN

Next is Item 49, AG-26-900195. Discuss whether to initiate a Master Plan Amendment to the Clark County's Trails Maps within the Clark County Master Plan and direct staff accordingly. Commissioners, Commissioner Jones had requested that we take a look at the trails map to add an alignment on Hualapai [Way] between Gomer [Road] and Blue Diamond [Road]. So, we're looking for direction to make this change, and then if there's any other changes that you feel necessary, if we can update as well.

#### MICHAEL NAFT

Thank you. Commissioner Jones.

**JUSTIN JONES**

Yeah. So, this specific piece is part of the planned Vegas Valley Rim Trail. So, we're just trying to get ahead of things before development goes there. And identify it as a good chunk of the Rim Trail that will connect to other areas and certainly open to any other ideas on trails.

**MARILYN K. KIRKPATRICK**

Can we see a map of all the trails? I asked for that a long time ago in the northwest, even the horse trails and all of that, so we see where they kind of go.

**JENNIFER AMMERMAN**

Yeah. Sure.

**JIM GIBSON**

I agree with Commissioner Jones. In Henderson, when we did the trail system out there, we have a very extensive trail system. It made all the difference in the world to get it done before development.

**MICHAEL NAFT**

Anyone else? You've got sufficient direction.

**JENNIFER AMMERMAN**

Thank you.

50. AG-26-900204: Discuss whether to initiate an amendment to the Clark County Master Plan to add a heat mitigation plan, to update statistical information and exhibits, reorganize and streamline information, make corrections and clarifications as needed, and direct staff accordingly. (For possible action)

**ACTION: STAFF DIRECTED.**

**JENNIFER AMMERMAN**

Next Item, Item 50.

- Item 50, AG-26-900204. Discuss whether to initiate an amendment to the Clark County Master Plan to add a heat mitigation plan, to update statistical information and exhibits, reorganize and streamline information, make corrections and clarification as needed, and direct staff accordingly.

Last legislative session, AB96 (Assembly Bill) was approved to deal with heat mitigation, and all the jurisdictions have met together to come up with policies. Thankfully, we are pretty much in conformance with the policies. We're just going to make a minor change to sort of supplement what we have regarding cooling stations in public places. And then, similar to what we did with Title 30 last time, we asked for direction, just common direction if we have minor changes and amendments we need to clarify as time comes on.

**MARILYN K. KIRKPATRICK**

May I ask a question? So, as we're talking about heat mitigation, do we need to look at— You know I was doing those housing committees and one of the conversations that came up were the color schemes. Now, they're all going gray because they say that they're trying to meet the energy code, but in my mind, gray brings more heat. So, do we need to look at that as well going forward when we talk about these heat mitigation areas?

**JENNIFER AMMERMAN**

Sure. I don't think it was part of these specific directions, but we can look into it.

**MARILYN K. KIRKPATRICK**

Okay. I just don't want to see all gray because I think that's heat itself.

**JENNIFER AMMERMAN**

Thank you.

**JUSTIN JONES**

Mr. Chair? I just want to note that Commissioner Segerblom is having a heat summit next week and working with SNS (Southern Nevada Strong) and RTC (Regional Transportation Commission). So, it's a good opportunity to really raise the profile of this and glad that the county is actively involved.

**TICK SEGERBLOM**

And we'll address the gray too.

**MICHAEL NAFT**

You need anything further?

**JENNIFER AMMERMAN**

Nope.

**MICHAEL NAFT**

Thank you.

**JENNIFER AMMERMAN**

Thank you.

## SEC. 7. INTRODUCTION OF ORDINANCES

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

**ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MAY 6, 2026, AT 9 A.M.  
(BILL 4-22-26-1)**

**JENNIFER AMMERMAN**

And last two ordinances for introduction.

- Item 51, ORD-26-900140. Introduce an ordinance to consider adoption of Development Agreement with MEQ-Cactus & Rainbow, LLC for commercial shopping center on a portion of 5.5 acres, [generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise].
- Item 52, ORD-26-900227. Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on February 4, 2026, and February 18, 2026.

Staff recommends that you set the public hearing for May 6.

**MICHAEL NAFT**

We will set the public hearing for May 6.

**JENNIFER AMMERMAN**

Thank you.

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

**ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MAY 6, 2026, AT 9 A.M.  
(BILL 4-22-26-2)**

## PUBLIC COMMENTS

**MICHAEL NAFT**

This is the final time set aside for public comment. Anyone wishing to speak, please come forward at this time. Seeing no one, we will adjourn today's meeting. Have a great day.

**END PUBLIC COMMENTS**

There being no further business to come before the Board at this time, at the hour of 9:57 a.m., the meeting was adjourned.

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

TO REFERENCE AGENDA ITEM ATTACHMENTS ONLINE: REFER TO THE MEETING LINK BELOW, SELECT THE ITEM (FILE # COLUMN), AND CLICK THE LINK FOR THE DESIRED ATTACHMENT.

[ONLINE MEETING LINK](#)

**APPROVED:** /s/ Michael Naft  
MICHAEL NAFT, CHAIR

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