

# Board of County Commissioners

CLARK COUNTY, NEVADA

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COMMISSION CHAMBERS, GOVERNMENT CENTER  
500 SOUTH GRAND CENTRAL PARKWAY  
LAS VEGAS, NEVADA 89106  
WEDNESDAY, SEPTEMBER 7, 2022

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Wednesday, the 7th day of September 2022 at the hour of 9:00 a.m. The meeting was called to order at 9:00 a.m. by Chair Gibson and on roll call, the following members were present, constituting all the members:

## CALL TO ORDER

### CHAIR AND COMMISSIONERS:

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

Absent:  
None

### Also Present:

Lisa Logsdon, Deputy District Attorney  
Nancy Amundsen, Director, Comprehensive Planning  
Sami Real, Planning Manager  
Antonio Papazian, Manager, Development Review  
Jason Allswang, Senior Plan Checker  
Keri Miller, Deputy Clerk  
Tammy McMahan, Office Services Supervisor  
Michelle Hinkson, Deputy Clerk

**ITEM NO. 1** Public Comment

JIM GIBSON Good morning. This meeting will come to order. The first item of business in this meeting will be public comment. Anyone who wishes to speak, uh, directly to an agenda item is invited to come forward and state your name, spell your last name and, uh, please limit yourself, your comments to three minutes. Is there anyone who wishes to do that? Morning.

BILLY MITCHELL Good morning. Chairman and Commissioners, I am Billy Mitchell, and I am a candidate for Commissioner G, and I stand before you today to ask you, Commissioner Gibson, and other County Commissioners to please take action to hold Justin Jones for his unlawful conduct prior to and after his election.

GIBSON Excuse me, sir, this is ... This public comment period is limited to the items on the agenda. So, if there's a specific agenda item you wish to address, you can do that now. Otherwise, the final public comment period is when it is open to the public for any comments (inaudible)

MITCHELL I'll wait. Thank you, Commissioner.

GIBSON Is there anyone else who wishes to speak during this public comment period? There being no one, then the public comment period is closed. Miss Amundsen.

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

NANCY AMUNDSEN The second item is the approval of the agenda after considering any additions or deletions of items, staff has the following request. Hold to the September 21, 2022, BCC meeting, Item Number 14, NZC-22-0324. Item 23, NZC-22-0254, renotification fees will be required to put this back on the agenda. Item 24, VS-22-0255, this one also needs renotification fees to be paid. Item 25, TM-22-500087, hold to the October 4th, 2022, BCC Meeting, Item 17, UC-22-0377 and Item 22, ZC-22-0413. Hold to the December 7th, 2022, BCC meeting, Item 18, UC-22-0414. Renotification fees for this one will also be required. The pu- the above public hearing items are going to be opened as a public hearing and immediately recessed until the date as previously stated. With these deletions which are Items 14, 17, 18, 22, 23, 24 and 25, the agenda stands ready for your approval.

GIBSON Any comments or additional issues with the agenda? I'll e-

JUSTIN JONES Move for approval

GIBSON -I'll entertain a motion. Commissioner Jones has moved approval. Uh, please cast your votes. And the motion carries.

**ACTION:** It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the agenda be approved.

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

AMUNDSEN The third item on the agenda is the approval of minutes, the minutes of the August 3rd, 2022, Zoning Meeting are ready for your approval.

JONES Move for approval.

GIBSON There's a motion for approval by Commissioner Jones. Any discussion? Please cast your votes. The minutes are approved.

**ACTION:** It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the minutes be approved.

**ROUTINE ACTION ITEMS (4-16):**

AMUNDSEN Next are the routine action items which consist of Items 4 through 16, except those items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, we have the following amendments. Item 6, UC-22-0415, add a Comprehensive Planning condition to read, provide and 8-to-10-foot decorative screen wall along Las Vegas Boulevard South on the property, but not- no closer than three feet from the sidewalk. Delete Public Works bullet number two and add right-of-way dedication to include 43 feet for Las Vegas Boulevard South for APN 162-28-402-002.

On Item 7, DR-22-0412, add a Comprehensive Planning condition to read, provide an eight-to-10-foot decorative screen wall along Las Vegas Boulevard on the property but no closer than three feet from the sidewalk. Add to the Clark County Water Reclamation District Advisory, unless otherwise agreed upon between the applicant and the Clark County Water Reclamation District in writing. If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for your approval.

GIBSON Are there any other changes to the agenda or anything that would affect the routine action items?

ANTONIO PAPA ZIAN Commissioner.

GIBSON Yes.

PAPA ZIAN If I can, please. Uh, can I just add ... S- So, Nancy added, um, a condition for Item Number Six. It appears that the wall, the screen wall may be in the right of way. Just, uh, condition them to a license and maintenance agreement if it's within the right of way so they don't have to come back in the future.

GIBSON That's good. All right. Is there anything more? I'll entertain a motion on the co- on the consent agenda, routine action items.

JONES Move approval of the routine action items.

GIBSON There's a motion for approval by Commissioner Jones, the routine action items. Please cast your vote. The motion carries.

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

**ITEM NO. 4 DR-22-0349-SCHOOL BOARD OF TRUSTEES:**

DESIGN REVIEW for proposed signage in conjunction with a previously approved school on 17.4 acres in a P-F (Public Facility) Zone. Generally located on the south side of Hacienda Avenue and the east side of Morris Street within Whitney. JG/hw/tk (For possible action)

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

CONDITIONS OF APPROVAL -  
Current Planning

- Applicant is advised that only static messages, not video, are permitted on the electronic message unit; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**ITEM NO. 5** AR-22-400090 (UC-0014-16)-KLOSSCO DURANGO, LLC:  
USE PERMIT THIRD APPLICATION FOR REVIEW of a massage establishment in conjunction with an existing shopping center on 4.6 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Arby Avenue, 290 feet east of Durango Drive within Spring Valley. MN/sr/syp (For possible action)

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

CONDITIONS OF APPROVAL -  
Current Planning

- Remove the time limit.

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.

**ITEM NO. 6** UC-22-0415-OBJECT DASH, LLC:  
USE PERMIT for temporary construction storage.  
DESIGN REVIEW for a temporary construction storage yard on 2.2 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 250 feet south of Dewey Drive within Paradise. JG/gc/syp (For possible action)

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

CONDITIONS OF APPROVAL -  
Current Planning

- Until March 7, 2024 to cease operations of the temporary construction storage yard with any extension of time to be a public hearing;
- Provide an 8 foot to 10 foot decorative screen wall along Las Vegas Boulevard South on the property but no closer than 3 feet from the sidewalk.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications

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

#### Public Works - Development Review

- Execute a license and maintenance agreement for any non-standard improvements in the right-of-way;
- Drainage study and compliance;
- Right-of-way dedication to include 43 feet for Las Vegas Boulevard South for APN 162-28-402-002;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger.
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that off-site improvement permits may be required; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

#### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments, that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0203-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **ITEM NO. 7 DR-22-0412-OBJECT DASH, LLC:**

DESIGN REVIEW for an additional station on a previously approved monorail line (Vegas Loop) on 2.2 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 250 feet south of Dewey Drive within Paradise. JG/gc/syp (For possible action)

**ACTION:** It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the

application be approved subject to staff conditions.

#### CONDITIONS OF APPROVAL -

##### Current Planning

- Provide an 8 foot to 10 foot decorative screen wall along Las Vegas Boulevard South on the property but no closer than 3 feet from the sidewalk.
- Applicant is advised that a land use application will be required for the design of the proposed station; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

##### Public Works - Development Review

- Provide Public Works the information for the monorail (people mover system) including tunnel system profile, tunnel(s) cross section, public right-of-way utility location investigation, and general cross sections and plans of the system stations and the applicant will be required to address regulatory procedures for subsequent permits for building the entire system;
- Applicant to execute Revocable License Agreements to address all right-of-way issues that include, but may not be limited to, non-standard improvements and the construction, operation and maintenance of the monorail (people mover) and tunnel system, dewatering, underground utilities, and sensor monitoring of storm drain facilities subject to separate approval by the Board of County Commissioners (BCC);
- Revocable License Agreement for non-standard improvements to include a Decommissioning Plan for work within the right-of-way;
- Land use application, required permits, and work are subject to BCC approval of the above stated revocable License Agreements, no permits within the public right-of-way will be issued until all right-of-way issues are addressed, including the execution and BCC approval of the above-stated agreements;
- Applicant shall coordinate with utilities and franchisees for work within the right-of-way;
- If required, applicant shall obtain written consent from the Las Vegas Valley Water District and Clark County Water Reclamation District and any other utility identified as a direct conflict with the monorail (people mover), to be determined by Clark County Public Works;
- Coordinate with Public Works - Traffic Management Division.
- Applicant is advised to coordinate with the District Attorney's Office and Clark County Public Works for negotiation of the above stated agreements.

##### 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.

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

- Applicant is advised that the CCWRD has existing sanitary sewer infrastructure within the project boundaries; to continue coordination efforts as project progresses; CCWRD requires submittal of civil improvement plans for review and approval by the CCWRD; if a POC is required, instructions for submitting a Point of Connection (POC) request are on the CCWRD's website and a signed Sump Connection Agreement will be required; during plan review, all CCWRD public sanitary sewer facilities that are found to need relocation or abandonment to accommodate the developer's project shall be done solely at the developer's

expense; any new relocation of sewers, along with the granting of any needed sanitary sewer easements, shall be constructed and flows diverted into the new relocated facilities prior to the old sanitary sewers being removed; to protect the integrity of CCWRD sewers, pre and post construction televising of CCWRD sewers is required for sewers in close proximity of the developer's project; and that tunnels are required to be at least 40 feet deep at major streets, unless otherwise agreed upon between the applicant and CCWRD in writing.

**ITEM NO. 8 UC-22-0419-FTH NEVADA, INC.:**

USE PERMIT for a cannabis establishment (distributor) within an existing retail building in conjunction with a shopping center on a portion of 3.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the south side of Peace Way within Spring Valley. JJ/md/syp (For possible action)

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

**CONDITIONS OF APPROVAL -**

Current Planning

- A valid Clark County business license must be issued for this cannabis distributor use within 2 years of approval or the application will expire.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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.

**ITEM NO. 9 UC-22-0420-MAJESTIC NV PPTY HOLDINGS, LLC:**

USE PERMIT for a multiple family development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) alternative external building materials; and 3) reduce parking.

DESIGN REVIEWS for the following: 1) multiple family development; and 2) fabric membrane structure (tent) in conjunction with multiple family development on 69.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the south side of Blue Diamond Road and between I-15 and Valley View Boulevard within Enterprise. JJ/bb/ja (For possible action)

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

**CONDITIONS OF APPROVAL -**

Current Planning

- Tent shall be removed within 1 year from issuance of a certificate of completion of the multiple family development.
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time

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

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

#### Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Pool access to be limited to residents and guests of residents; prominently post signage at all pool entrance points, which advise pool patrons that any items and activities that could possibly be a disruption to overhead aircraft activity are strictly prohibited; by entering the pool area, patrons are consenting to a search of their person and belongings for prohibited items; prohibited items to include, but not limited to: bright lights, laser lights, pyrotechnics, drones, firearms, etc.;
- No special events to be held in the rooftop pool area which would allow for any prohibited items as described above;
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the 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; that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; 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 terminations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0275-2022 to obtain your POC exhibit;



and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM NO. 10** VS-22-0396-MAGNUS VEGAS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Torino Avenue (alignment) and between Monte Cristo Way and Montessori Street (alignment), and a portion of right-of-way being Tenaya Way located between Wigwam Avenue and Torino Avenue within Enterprise (description on file). JJ/bb/jo (For possible action)

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

**CONDITIONS OF APPROVAL -**

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 30 feet for Montessori Street, 17 feet for Belcastro Street adjacent to APN 176-15-701-006, 30 feet for Belcastro Street south of Cougar Avenue, 30 feet for Cougar Avenue and an elbow at the Cougar Avenue/Belcastro Street intersection, 35 feet to 70 feet to back of curb for Tenaya Way, 30 feet for Ford Avenue west of Tenaya Way, 30 feet for Monte Cristo Way, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**ITEM NO. 11** TM-22-500141-MAGNUS VEGAS, LLC:

TENTATIVE MAP consisting of 94 single family residential lots and common lots on 37.9 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the east and west sides of Tenaya Way between Wigwam Avenue and Torino Avenue within Enterprise. JJ/al/jo (For possible action)

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

**CONDITIONS OF APPROVAL -**

Current Planning

- Expunge the previous tentative map TM-21-500212.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including

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

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Wigwam Avenue, Montessori Street, Cougar Avenue, Tenaya Way, and Belcastro Street (south of Cougar Avenue);
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 30 feet for Montessori Street, 17 feet for Belcastro Street adjacent to APN 176-15-701-006, 30 feet for Belcastro Street south of Cougar Avenue, 30 feet for Cougar Avenue and an elbow at the Cougar Avenue/Belcastro Street intersection, 35 feet to 70 feet to the back of curb for Tenaya Way, 30 feet for Ford Avenue west of Tenaya Way, 30 feet for Monte Cristo Way, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### Current Planning Division - Addressing

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

#### 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 #0300-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **ITEM NO. 12** WS-22-0388-STATE OF NEVADA TRANSPORTATION:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) off-site improvements (sidewalk, curb, gutter, streetlights and paving); and 2) turnaround for non-through streets.

DESIGN REVIEWS for the following: 1) public facility (NDOT); and 2) finished grade on 3.3 acres in a P-F (Public Facility) Zone. Generally located on the west side of US Hwy 95 South and the north side of SR 164 within Searchlight. MN/lm/jo (For possible action)

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

#### CONDITIONS OF APPROVAL -

##### Current Planning

- Applicant is advised that all lighting shall be shielded; the installation and use of cooling systems that

consumptively use water may be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0276-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **ITEM NO. 13** WS-22-0416-FASHION SHOW MALL, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) increase the number of animated message/video unit signs; and 3) allow additional roof signs.

DESIGN REVIEWS for the following: 1) building additions to an existing restaurant; 2) increased animated sign area; and 3) modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Fashion Show Mall) on 42.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Spring Mountain Road within Paradise. TS/gc/syp (For possible action)

#### **ACTION:**

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

#### CONDITIONS OF APPROVAL-

##### Current Planning

- Applicant is advised that the installation and use of new cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### 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.

#### **ITEM NO. 14** NZC-22-0324-GUNN DOREEN FAMILY TRUST & GUNN DOREEN & JAMES TRS:

HOLDOVER ZONE CHANGE to reclassify 0.6 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

DESIGN REVIEW for a retail building (coffee shop) with drive-thru service. Generally located on the south side of

Cactus Avenue, 250 feet west of Dean Martin Drive within Enterprise (description on file). JJ/rk/tk (For possible action)

**ACTION:** Deleted from the agenda (held to September 21, 2022, per applicant)

**ITEM NO. 15** CP-22-900523: Consider a possible amendment to the North Blue Diamond RNP equestrian trail alignments along Cougar Avenue between Gagnier Boulevard and Cimarron Road, and along Tomsik Street between Cougar Avenue and Ford Avenue. (For possible action)

**ACTION:** Staff directed.

**ITEM NO. 16** ORD-22-900510: Conduct a public hearing on an ordinance to amend the Planning Area Amendment and Zone Boundary Amendment processes and other related requirements in Title 30, and direct staff accordingly. (For possible action)

**ACTION:** It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 4982) be approved.

**ITEM NO. 17** UC-22-0377-KETHER, LLC:

HOLDOVER USE PERMITS for the following: 1) reduce the separation of a proposed convenience store; 2) reduce the setback of a proposed vehicle wash; and 3) reduce the setback of a proposed gasoline station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height setback ratio; 2) driveway geometrics; 3) reduce throat depth; 4) reduce approach distance; 5) reduce departure distance; and 6) allow non-standard improvements within the right-of-way.

DESIGN REVIEW for a shopping center on 3.5 acres in a C-2 (General Commercial) Zone in the Mountains Edge Master Planned Community. Generally located on the south side of Cactus Avenue and the west side of Rainbow Boulevard within Enterprise. JJ/jor/ja (For possible action)

**ACTION:** Deleted from the agenda (held to October 4, 2022, per applicant)

**ITEM NO. 18** UC-22-0414-ABS MOUNTAINS EDGE ENTERPRISE, LLC:

USE PERMIT to reduce setbacks from a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height from grade for hanging signs; 2) increase the number of hanging signs; 3) permit wall signs to face a residential development; and 4) permit an animated sign.

DESIGN REVIEWS for the following: 1) vehicle (automobile) wash; 2) signage; 3) lighting; and 4) finished grade on 1.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard, 295 feet south of Mountains Edge Parkway within Enterprise. JJ/md/syp (For possible action)

**ACTION:** Deleted from the agenda (held to December 7, 2022, per applicant) (Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.)

**ITEM NO. 19** WS-22-0394-S H S 1, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the maximum allowed site disturbance area within hillside development; and 2) reduced setbacks.

DESIGN REVIEW for a final grading plan for a residential development within a hillside area on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise. JJ/bb/jo (For possible action)

AMUNDSEN Next is Item 19, WS-22-0394, waivers of development standards for the following.  
Increase the maximum allowed site disturbance area within Hillside Development,

AMUNDSEN

reduce setbacks. Design review for a final grading plan for a residential development within a hillside area on 10 acres in an R-2 medium density residential zone, generally located on the east side of Edmond Street alignment and the north and south sides of Chartan Avenue alignment within enterprise.

GIBSON

Good morning.

LEBENE OHENE

Good morning, Commissioners. Lebene Ohene, 520 South 4th Street, representing- representing the applicant. Um, I'm here representing this application which is, um, a request to increase the originally approved disturbed area for Hillside Project. This project was originally approved in 2021 by the Board and, um, in conjunction with that approval was some waivers for the disturbance and also the tentative map. Um, during the final map process, it was realized that the lines had to be redrawn and some of the utility placement created a situation where they had to, um, adjust the property lines and also adjust where the utilities were located. And being that this is a Hillside project with, um, slopes of 15, 12% up to 25%, it requires some adjustments to the amenity area which doesn't impact anything else but the project itself.

The second waiver was for a setback for a portion of the pro- um, of the subdivision, which is already recorded, and basically, it's a five-foot setback reduction for lot one, which is adjacent to the internal private street. So, um, staff did recommend approval for that because there's no impact and there's no pass through. So, it only impacts the lot on the side. The second waiver, which deals with the disturbance, also only impacts the project and not the surrounding areas. Everything else remains the same and it's about a .8-acre redu- increase in the disturbed area. The rest of the area will be re-vegetated. For that reason, town board did recommend approval for the project and, um, we would appreciate your approval for the project as well.

GIBSON

And that completes your presentation?

OHENE

Yes, sir.

GIBSON

Thank you. This is a public hearing. Is there anyone who wishes to speak on this item? There being no one, the public hearing is closed. Commissioner Jones.

JONES

Move approval agenda Item Number 19.

GIBSON

The motion for approval of agenda nu- Item Number 19. Any discussion on that motion? Please cast your votes. The motion carries.

OHENE

Thank you, Commissioners, and have a good day.

GIBSON

Thank you.

OHENE

Thank you, Commissioner.

**ACTION:**

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

CONDITIONS OF APPROVAL –  
Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW21-12700.

Fire Prevention Bureau

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

**ITEM NO. 20** WS-22-0406-1913 LAND HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce parking lot landscaping; 3) on-site paving; 4) reduce street landscaping; 5) eliminate landscaping adjacent to a less intensive use; and 6) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) restroom and kitchen building; and 2) modifications to an existing parking lot in conjunction with an existing restaurant, retail store, and tavern on 1.4 acres in a C-2 (General Commercial) Zone.

Generally located on the northwest corner of Spring Street (SR 161) and Fayle Street within Goodsprings. JJ/md/jo (For possible action)

AMUNDSEN

Next is Item 20 WS-22-0406, waivers of development standards for the following: reduce setbacks, reduce parking lot landscaping, on-site paving, reduce street landscaping, eliminate landscaping adjacent to a less intense use, off-site improvements, curb gutters, sidewalks, streetlights and partial paving. Design reviews for the following: restroom and kitchen building modifications to an existing parking lot in conjunction with an existing restaurant. Retail store and tavern on 1.4 acres in a C2 general commercial zone generally located on the northwest corner of Spring Street SR161 and Fayle Street within Goodsprings.

GIBSON

Good morning.

STEPHANIE RICHTER

Good morning. I'm Stephanie Richter.

STEPHEN STAATS

I'm Stephen Staats, S-T-A-A-T-S, and we're the owners of the Pioneer Saloon. And we have Ray here with Taylor International. Uh, she can answer any specific questions. We're basically asking for waivers of normal standard, uh, construction standards because of the environment of the town of Goodsprings. There's not, um ... If we came in and did ou- did a normal routine that would, that would normally help the aesthetics of, of a construction in the city, doesn't work so well in the small town of Goodsprings. Uh, there's no other, uh ... Even though the local elementary school out there has no paving, there's no sidewalks or curbs, there's no storm drains to go anywhere because there's no public sewer system. So, um, the town of Goodsprings voted, uh, in agreement with us that would ruin kind of the aesthetics and the, uh, historical aspect of the saloon and the area and the town, so we're asking for just a waiver of those typical development standards.

STAATS

RAYLEN LUCAS Hello, my name is Raylen Lucans. We are asking for two design reviews today. I believe the design reviews-

GIBSON Would you please put that microphone a little closer? Yeah.

LUCAS Yes, sir.

GIBSON Thank you.

LUCAS The design reviews are for a revised parking lot from what is now and the addition of a free-standing kitchen and bathroom structure, um, that will make the Building Department very happy. So, we are also asking for six waivers. Um, they have all previously been approved for other land use applications. They've been unanimously approved by the town of Goodsprings, and it would be more apt to describe them not as a, uh, you don't have to do it, but it's being met in another way in this rural environment based on the conditions that we have.

We are, uh, looking at a reduced setback for a trash enclosure where a minimum setback of 10 feet is required. Um, I believe the staff concern about this was that there need- it needs to be 50 feet away from adjoining residential properties. It is. And that there needs to be room for landscaping along Fayle Street. There is. We're asking for a couple of feet. It should be 10. We're asking for two or three more. We're asking for about a seven-foot setback.

The next one is reduced parking lot landscaping that staff approved. We're going to move it all to the perimeter. They liked that idea. Reduce required street landscaping along a portion of Fayle Street. There is existing mature, established landscaping along Fayle Street, all of which we would have to remove in order to put in new boxes that are a precise distance apart. We're asking to keep what's there and what's working.

Reduce landscaping adjacent to a less intensive use. This is on our west boundary. We're asking for the ability ... Well, every plant that's ever been put in there has died in the traditional fashion. There are things that work in Goodsprings. There are things that work in our parking lot. We're asking to try those instead because they stand a chance of working in this drought condition.

And number six, waive off-site improvements, curb gutters, sidewalks, streetlights and partial paving. Well, Fayle Street is already paved. It is ... There are no sidewalks. There - curbs or gutters anywhere in Goodsprings, and if we put one in, it would attempt to take water to a storm drain, which Goodsprings doesn't have any. What it has is what everything else in Goodsprings has, which is a small catchment area at the side of the road, which grows all the landscaping naturally without the addition of water. Do you have any questions, or would you like to see any background material?

GIBSON Does that complete your presentation?

LUCAS Yes, sir. It does.

GIBSON If we have questions, we'll circle back to you.

LUCAS Thank you.

GIBSON Thank you. This is a public hearing. Is there anyone here who wishes to offer comment on this item? Then the public hearing is closed. Commissioner.

JONES Um, thank you, and thank you for your presentation. Uh, it's been a pleasure to work with, uh, the owners of Pioneer Saloon over the last ... I don't know, what has it been now? A year and a half?

RICHTER It's a year.

JONES (laughs). It feels like probably three years for you guys since-

STAATS Oh, yes (laughs).

JONES ... uh, go- got into something you didn't really, uh-

STAATS (laughs)

JONES ... didn't know all the background story on. (crosstalk) But, um, appreciate all the investments that you guys have made, uh, in, in the property to maintain the, the, uh, character of Pioneer Saloon, but also, uh, fix many of the code issues that were persistent out there. Um, and so, with that, I will go ahead and move for approval of agenda Item Number 20.

GIBSON There's a motion ... There's a motion for approval of agenda item number 20. Any discussion on the motion? Please cast your votes. And the motion carries. Thank you very much.

RICHTER Thank you.

STAATS Thank you.

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

**CONDITIONS OF APPROVAL –**

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water may be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a design review must be approved by the Board of County Commissioners prior to all new construction or alteration to the exterior of a building with Historical Designation unless the Zoning Administrator determines that the proposal is minor in nature and impact; compliance with Department of Environment and Sustainability dust control mitigation requirements; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review







HOLDOVER ZONE CHANGE to reclassify 19.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

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

DESIGN REVIEWS for the following: 1) a single-family residential development; and 2) finished grade. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise (description on file).

JJ/al/jo (For possible action)

**ACTION:** Deleted from the agenda (held to September 21, 2022, per applicant)  
(Applicant advised that re-notification fees are required prior to this item being placed on the agenda.)

**ITEM NO. 24 VS-22-0255-VAN 86 HOLDINGS TRUST:**

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Hinson Street (alignment) and Valley View Boulevard, and between Richmar Avenue and Meranto Avenue (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)

**ACTION:** Deleted from the agenda (held to September 21, 2022, per applicant)  
(Applicant advised that re-notification fees are required prior to this item being placed on the agenda.)

**ITEM NO. 25 TM-22-500087-VAN 86 HOLDINGS TRUST:**

HOLDOVER TENTATIVE MAP consisting of 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al/jo (For possible action)

**ACTION:** Deleted from the agenda (held to September 21, 2022, per applicant)

**ITEM NO. 26 NZC-22-0351-DANE LELAND R. & MARIE:**

ZONE CHANGE to reclassify 10.1 acres from an R-A (Residential Agricultural) Zone to an R-1 (Single Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) off-site improvements; and 3) waive knuckles on interior streets.

DESIGN REVIEW for a single-family residential development. Generally located on the south side of Boulder Lane, 400 feet east of Harnedy Road within Indian Springs (description on file). RM/al/jo (For possible action)

AMUNDSEN Next is Item-

GIBSON Thank you.

AMUNDSEN -26 NZC-22-0351, zone change for classified 10.1 acres from an R-A residential agricultural zone to an R-1 single family residential zone. Waivers of development standards for the following: reduce setbacks, off-site improvements, waive knuckles on interior streets, design review for a single-family residential development. This is generally located on the south side of Boulder Lane, 400 feet east of Harnedy Road within Indian Springs.

GIBSON Thank you. Before we go into that presentation, I received a card from Holly Spiers, or Speirs, who wishes to speak on Item 23, which is not going to be heard today. It will be ... It will be heard on the 21st, I think, and re-notification fees will be required. Okay. Miss Lazovich, Item 26.

LAZOVICH

Thank you for those extra couple of minutes. I forgot to bring my file down. The application that's before ... Uh, Jennifer Lazovich, 1980 Festival Plaza Drive here this morning on behalf of the applicant. The property is located in Indian Springs. Uh, this shows you basically the general location of it. It is a long, skinny, narrow piece of property. The, uh, property immediately to the east of us is hard zoned R-2. The same developer that is proposing to do this project is the developer that got this project, uh, to the east of us approved. That is approved with R-2 zoning and R-2 lots. Additionally, to the north of us is an existing Beazer Home project that is also hard zoned R-2.

Uh, in preparing this non-conforming zone change application, what we did is we looked at the transition of the lots from understanding that to the east of us is R-2, to the north of us s- R-2, but then as you move, uh, to the west, it starts to get with some bigger rural lots. So, when we did our neighborhood meeting in Indian Springs, we, uh, listened to what their concerns were. We also worked very closely with Megan and her, um, advising us on what some of the concerns were for the neighbors out there, and really, what it came down to is they didn't want to see the expansion of the R-2 zoning district that's to the east of us. They didn't wanna see that expanded onto this lot.

So, our application, as you will note, uh, it is a non-conforming zone change, but we transition instead, uh, of asking for R-2, we transition to asking for R-1. In addition to that, all of the lots within here are, uh, single story and our largest lots sit on our western boundary which is closer to the larger lots that are on the west side of the property.

At the, uh, Indian Springs Town Board meeting, uh, there were quite a number of people there for various items. This gives you an idea of the elevations. We tried to stick with a ranch theme. There were a number of people there, uh, and we tal- spent a good amount of time talking about this application. Ultimately, the Enterprise Town Board reco- ... Sorry, uh, the Indian Springs Town Board recommended approval with a couple of conditions. Uh, some of those conditions included that the developer voluntarily agrees to pay \$1,000 per, uh, residential building permit at the time of issuance, uh, to be used for community benefit that could be decided by Commissioner Miller and the citizens out at Indian Springs. Um, in addition, we proposed a waiver, this is a very rural area, so that we wouldn't do any rural off-sites, no streetlights, sidewalk, uh, curb or gutter. Um, as part of that, though, the neighbors did like in some of the newer developments, the homes on the front of the homes had two coach lights, and so it provides a little bit of light, but it's not the tall streetlights. So, we've added a condition that we will ... The front of each house shall have two coach lights.

And then finally, there was a substantial amount of conversation about on the interior, we have private streets that run around the, kind of, circle in this location. We'd asked for waiver of all off-sites that included no sidewalks. If you're out in Indian Springs, there's a little bit of combination. Obviously in the, um, more established areas, there aren't sidewalks. But if you go into the newer subdivisions on some of the streets, they have sidewalks. And so, there was a pretty robust discussion about whether or not, um, to add sidewalks on one side of the street on our internal drive, and ultimately, the majority of the people said, "Yeah. That's a good idea. It gives us somewhere to walk if we need to." So, we've added a condition that says sidewalk will be provided on one side of each internal street. Again, that only applies to our internal streets.

And then finally, borrowing off of a condition, uh, that was placed on the project to the

LAZOVICH

east of us, we have stand alone noise disclosure statement to all buyers notifying them that there is property in the surrounding area that is allowed to have livestock and other animals which may cause noise and odor. Uh, we thought that that was an important condition and a carry-over from the R-2 development to the east.

So, with these additional conditions that, um, Indian Springs Town Board recommended approval of, the Planning Commission recommended approval of, and staff did as well, we'd be happy to answer any questions.

GIBSON

Thank you. Is ... This is a public hearing. Is there anyone here who wishes to speak on this item? There being no one, the public hearing is closed. Commissioner Miller.

ROSS MILLER

Thank you. I wanna thank the applicant, uh, and Miss Lazovich for putting so much work into this. This is an incredible project. Glad to support it. Uh, as you mentioned, it's got unanimous support as it's gone through the system, so, uh, I would move for approval with the conditions as described by the applicant.

AMUNDSEN

And can I add, the \$1,000 per home is the applicant's offering, it's not something the County is requiring, but we will put it on the notice of final action and I have been working with, um, Finance to make sure that that does go into a special account.

LAZOVICH

And we appreciate that very much. Yes, thank you.

GIBSON

There's a motion for approval by Commissioner Miller on Item 26. Any discussion on the motion? Please cast your votes. And the motion carries. Thank you.

LAZOVICH

Thank you.

**ACTION:**

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

**CONDITIONS OF APPROVAL -**  
Current Planning

- Resolution of Intent to complete in 3 years;
- Applicant to pay \$1,000 at issuance of each residential building permit to be used toward a community benefit in Indian Springs;
- The front of each house shall have 2 coach lights;
- Sidewalk will be provided on 1 side of each internal street;
- Stand-alone disclosure statement to all buyers notifying them that there is property in the surrounding area that is allowed to have livestock and other animals which may cause noise and odor;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future: a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Low level street lighting to be installed at the entrances into the project;
- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Boulder Lane and 30 feet for Greta Lane;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0235-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM NO. 27 AG-22-900575:** Discuss changing the street name for a portion of Karen Avenue to Liberace Way, and direct staff accordingly. (For possible action)

AMUNDSEN

Next is Item 27 AG-22-900575, is a recommendation that you discuss changing the street name for a portion of Karen Avenue to Liberace Way, Court, whatever you decide you want it to be named, and direct staff accordingly. Commissioner Segerblom would like this discussion to occur. Remember, it would be a direction piece. If it comes from the Board, then we would process it as a County application.

GIBSON

Commissioner Segerblom.

SEGERBLOM

Thank you, Mister Chairman. Yes. Um, no disrespect to Karen, but, um, Liberace, as my colleague here can, uh, explain in detail, um, is a real iconic figure in Las Vegas, one of the ... Probably the biggest entertainers we've ever had. We don't have a street currently named after him, and so we're looking at the street between the golf course and Commercial Center, which is that portion of Karen to rename it Liberace with the thought of, of making Commercial Center, um, some type of, um, uh, honorary, um ... What would we call it? We're gonna make it into a place where we honor the history of Las Vegas and especially the entertainment portion of it.

So, this, this agenda item, if we approve it, we would go forward, notify the neighborhood and see wh- what people thought. But Commissioner Gi- Commissioner Miller can better explain the, the history of Liberace, or maybe you can just go to his office after we were done and, uh, pay homage to the costume there. Wanna say a few-

MILLER

No, I don't-

GIBSON

Commissioner Miller.

MILLER

-I don't have anything to add to it. Uh, I think it's been a tremendous slight, uh, th- that Liberace, who contributed so much to this community, does not have a street named after him. Um, th- he probably did more to define the glitz and glam of Las Vegas than any entertainer in Vegas' history. I sit on the Liberace Foundation Board. I'm not compensated for it. It's a non-profit, uh, so just wanna disclose that. Um, and so, so, uh, yeah, I, I ... Yeah. I support it. (laughs)

GIBSON

Alright, any other discussion? Yes, Commissioner Naft.

MICHAEL NAFT

Thank you. Um, I guess just a process question. I- I've gotten inquiries on street names

NAFT before. How ... What's the typical process? And then assuming direction's given to move forward on this, what would, what would have to be done?

AMUNDSEN It would be a land use application that we would work, um, we would work through with the applicant, whether it's a private citizen or something that we bring to the Board. But, um, we have to notify all of the neighbors. We have to make sure that the proposed name meets the minimum criteria for emergency operations, and all of this ends up going to the Planning Commission for decision.

GIBSON And what, what they do is final?

AMUNDSEN Um, unless appealed.

GIBSON Unless appealed?

AMUNDSEN Yes.

GIBSON Mm-hmm. So, there would be ample opportunity for neighbors, folks who live in and around that area to give their, offer their comment and opinion.

AMUNDSEN Absolutely. Um, one thing I would recommend, the, um ... At this time, we're ... The request is for the change to be between Joe W. Brown and Maryland Parkway. There is a small section that is a little more interesting because you do have some addressing off of it where the portion that we're proposing doesn't have really anything being addressed off it. I would recommend that we just have this part come in, you know, with the application, but also acknowledge the fact that if, if the additional neighbors, um, are fine with it in the future, we would bring the second piece, so, to make it go all the way from Paradise to Maryland Parkway, if that makes sense. (laughs)

GIBSON Thank ou-... Uh, it might to some people.

AMUNDSEN (laughs)

GIBSON Commissioner McCurdy.

WILLIAM MCCURDY II Uh, thank you, Mister Chairman. I just want to, uh, make a few comments just in, in way of support, uh, of this name change. I think that it is long overdue. I know that there's a lot of history and a lot of iconic, um, artists that are around today, uh, that found inspiration from Liberace and, and, and the way that, uh, he presented himself, um, over the time that he was literally reigning on top of the entertainment, um, uh, an entertainment industry. So, I just want to provide the support of moving this forward.

GIBSON Thank you. Anything more?

KIRKPATRICK Yeah. May I just ask a question, Nancy?

GIBSON Of course.

KIRKPATRICK I thought what you heard you say is, um, this is, like, a, um ... This is not a ceremonial name on top of a street. This is actually a full street change, right?

AMUNDSEN That is correct. So, there is a process we have to go through, again, notifying all of the

AMUNSEN affected parties, all of the neighbors and it is a public hearing process.

KIRKPATRICK Yeah. I'm not, I'm not opposed.

AMUNSEN Yeah.

KIRKPATRICK But, I mean, I think a lot of people always see that they put a little sign on top of a sign and this is a full just-

AMUNSEN This is-

KIRKPATRICK ...change-

AMUNSEN Yes.

KIRKPATRICK Yeah.

GIBSON Their address changes.

KIRKPATRICK Okay.

AMUNSEN Yes.

SEGERBLOM This is out with Karen, in with Liberace. (laughter)

GIBSON If there's nothing further, do you have, do-

AMUNSEN I have direction, yes

GIBSON All right.

AMUNSEN Thank you.

GIBSON Thank you.

**ACTION:** Staff directed.

**ITEM NO. 28** ORD-22-900439: Introduce an ordinance to consider adoption of a Development Agreement with Visionary 2 LLC for an office/warehouse facility (Pebble & El Camino) on 2.5 acres, generally located north of Pebble Road and east of El Camino Road within Enterprise. JJ/dd (For possible action)

AMUNSEN Um, next are ordinance for introduction. Item 28, Ordinance 22-9003 ... I'm sorry, 439. This is a recommendation that you introduced in ordinance to consider adoption of a development agreement with Visionary 2 LLC for an office warehouse facility, Pebble and El Camino. We request this be set for public hearing for Se- September 21st, 2022, at 9:00 a.m.

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

**ACTION:** There being no objections, Chair Gibson set the matter for public hearing on September



21, 2022, at 9:00 a.m.

**ITEM NO. 29** ORD-22-900493: Introduce an ordinance to consider adoption of a Development Agreement with ZSKSMAZ Township Family Trust and Ashahid Revocable Living Trust for a commercial subdivision (Silverado Ranch & Arville) on 2.1 acres, generally located south of Silverado Ranch Boulevard and west of Arville Street within Enterprise. JJ/dd (For possible action)

AMUNDSEN Item 29, Ordinance 22-900493, introduce an ordinance to consider adoption of a development agreement with ... I'm just gonna spell it. Z-S-K-S-M-A-Z Township Family Trust, and Ashahid Revocable Living Trust for a commercial subdivisions Silverado Ranch and Arville. We request this be set for public hearing for September 21st, 2022, at 9:00 a.m.

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

**ACTION:** There being no objections, Chair Gibson set the matter for public hearing on September 21, 2022, at 9:00 a.m.

**PUBLIC COMMENTS**

AMUNDSEN And now it's the second opportunity for public comment.

GIBSON This is the time for our second public comment. Please step forward, tell us your name, spell your last name, please limit comments to three minutes.

MITCHELL Good morning. Chairman and Commissioners, my name is Billy Mitchell, that's with two L's, and I'm a candidate for Commissioner District G and I stand before you today to ask you, Commissioner Gibson, and the other County Commissioners to take action to hold Justin Jones accountable for his unlawful conduct prior to and after his election. As you and other Commissioners are aware, Commissioner Jones initiated and sought to partition a quid pro quo with Governor Sisolak to ensure Commissioner Jones could vote against a project he was hopelessly conflicted on. And after being elected, the destruction of evidence and public records likely related to his misconduct which occurred on the same day he took a vote regarding the Gypsum Resource matter, a fragrant disregard for interest to Clark County and resolving the Gypsum Resource matter before it, in Commissioner Jones' own words, "bankrupt the county."

These are just a few of the acts committed by your fellow County Commissioners that you and other commissioners have done nothing about. It is truly the legacy ... Is this truly the legacy you want to leave for your county and for your family? This power board owes the residents of Clark County the highest level of integrity, honesty and ethics in each of its leaders. While the voters can make a choice come November 8th and as someone who wants to sit on this Board, I urge you to police your fellow commission members with the utmost level of scrutiny.

Money and influence should not hide these truths about Justin Jones. The website justinjoneslies.com is factual and has supporting documentation. Please act on behalf of those who rely on your leadership and think seriously about the legacy each of you are leaving. Your inaction can only be construed as reinforcement of these actions. Thank you for your time. I submit copies for your record. Here's for the ... Here's for the voters of Clark County (inaudible) and there's seven copies, one for each of you so that you

MITCHELL

MITCHELL may review it.

My name is Billy Mitchell. I'm a veteran, a school teacher and battle born. Clark County, I am your voice for County Commissioner. Thank you for your support. Billymitchell.info. Would you like these? Thank you.

GIBSON Thank you, sir.

MITCHELL I'm glad you think it's funny, Commissioner Jones.

GIBSON Is there anyone else who wishes to speak during public comment? Then the, uh, meeting is adjourned. Now, i- we're ... We have a subsequent meeting that will convene in about five minutes. We have to change out some personnel and some equipment and then we will, uh, begin our special meeting.

There being no further business to come before the Board at this time, at the hour of 9:34 a.m., the meeting was adjourned.

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

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