



togetherforbetter

Board of County Commissioners

Clark County, Nevada

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

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, May 21, 2025:

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

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Chair Segerblom with the following members present:

Commissioners Present:

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

Absent:

None

Also Present:

Robert Warhola, Deputy District Attorney
Sami Real, Director, Comprehensive Planning
Antonio Papazian, Manager, Development Review
JaWaan Dodson, Assistant Manager, Development Review
Jewel Gooden, Deputy Clerk
Emily Casimiro, Deputy Clerk

SEC. 2. PUBLIC FORUM

1. Public Comments.

TICK SEGERBLOM

Good morning. As soon as Antonio is ready, we're ready. Good morning, Ms. Real, or Director Real.

SAMI REAL

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

TICK SEGERBLOM

This is the first period for public comment. Anyone wishing to speak on an item on the agenda, come forward now, or you can speak when that item is heard. Seeing no one, we'll close the public hearing and turn it over to Director Real.

SEC. 3. AGENDA

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

ACTION: APPROVED.

SAMI REAL

The second item is the approval of the agenda after considering any additions or deletions of items. Staff has the following requests:

Hold to the June 4, 2025, Zoning meeting:

- Item 42, UC-25-0219
- Item 50, WS-25-0204
- Item 69, AG-25-900254

Hold to the June 18, 2025, Zoning meeting:

- Item 40, UC-24-0747
- Item 41, UC-25-0169

Hold to the July 16, 2025, Zoning meeting:

- Item 39, ET-24-400143 (UC-22-0334)

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 39, 40, 41, 42, 50, and 69, the agenda stands ready for your approval.

MOTION

WILLIAM MCCURDY II

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

TICK SEGERBLOM

There's a motion, cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

3. Approval of minutes. (For possible action)

ACTION: APPROVED.

SAMI REAL

The third item on the agenda is the approval of the minutes. The minutes of the April 16, 2025, Zoning meeting are ready for approval.

MOTION

WILLIAM MCCURDY II

I move approval.

TICK SEGERBLOM

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 37

SAMI REAL

Next are the routine action items, which consist of Items 4 through 37. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, staff has the following requests:

- Item 8, ET-25-400023 (UC-23-0031). Add a new Comprehensive Planning condition to read: No street landscaping on Frank Sinatra Drive is required in order to accommodate the County Public Works' project at Frank Sinatra Drive and Sammy Davis Jr. Drive.
- Item 16, UC-25-0116. Replace the second condition under Public Works - Development Review with: Construct full off-sites for the southern driveway on Sammy Davis Jr. Drive.
- Item 24, ZC-25-0196. Withdraw from the application parcels 175-15-201-003, 175-15-301-008, 175-15-602-007, 175-15-701-008 and 016, 175-24-601-007, and 175-16-501-002, 004, 005, 006, 007, 009, 015, 016, and 019.

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

MOTION

WILLIAM MCCURDY II

With those corrections read into the record, I move approval of the routine action items.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

4. DR-25-0245-CP LV PROPERTY OWNER, LLC & GK LAS VEGAS LP LEASE:

DESIGN REVIEW for a proposed dayclub expansion on a 1.0 acre portion of an 80.13 acre site in conjunction with an existing resort hotel (Caesars Palace) in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road within Paradise. TS/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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;
- 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 Las Vegas Boulevard improvement project;
- 90 days to record said separate document for the Las Vegas Boulevard improvement project;
- 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 Bellagio Pedestrian Bridge improvement project;
- 90 days to record said separate document for the Bellagio Pedestrian Bridge improvement project.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0140- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

5. SDR-25-0246-CP LV PROPERTY OWNER, LLC & GK LAS VEGAS LP LEASE

SIGN DESIGN REVIEWS for the following: 1) modifications to a previously approved comprehensive sign package for a resort hotel; 2) increase the square footage of wall signs; 3) increase the number of wall signs; 4) increase the square footage of electronic message units, animated and video; 5) increase the number of electronic message units, animated and video; 6) increase the overall square footage of signage; and 7) increase the overall number of signs in conjunction with an existing resort hotel (Caesars Palace) on a portion of 80.13 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road within Paradise. TS/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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.

6. SDR-25-0250-GS-OI SOUTH LAS VEGAS BOULEVARD OWNER, LLC

SIGN DESIGN REVIEW to increase the height of a proposed project entrance sign area on a portion of 11.84 acres in conjunction with a previously approved multi-family residential development within an RM32 (Residential Multi-Family 32) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Chartan Avenue within Enterprise. MN/rk/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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.

7. AR-25-400045 (UC-22-0059)-SIROONIAN, CHARLES B. & DEBORAH M.:

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) salvage yard; and 2) recycling center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback of a vehicle dismantling yard from a non-industrial use; 2) reduce the setback of a salvage yard from a non-industrial use; 3) reduce the setback of a recycling center from a non-industrial use; and 4) alternative paving.

DESIGN REVIEW for a salvage yard, recycling center, and vehicle dismantling yard on 17.0 acres in an IH (Industrial Heavy) Zone. Generally located on the north side of Hammer Lane and the west side of Auto Street within Sunrise Manor. MK/jm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until March 30, 2026 to review or UC-22-0059 will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the application for review may be denied if the applicant has not demonstrated compliance with conditions of approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 1 year administrative review of off-site improvements;
- Compliance with previous conditions.

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

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

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

WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.

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

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until March 22, 2027 to commence or the application will expire unless extended with approval of an extension of time;

- No street landscaping on Frank Sinatra Drive is required in order to accommodate the County Public Works' project at Frank Sinatra Drive and Sammy Davis Jr. Drive.
- Applicant is advised that WS-23-0593 will expire on November 8, 2025 unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Traffic Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Frank Sinatra Drive/Sammy Davis Jr. Drive improvement project;
- 90 days to record said separate document for the Frank Sinatra Drive/Sammy Davis Jr Drive improvement project;
- 6 month review for the Frank Sinatra Drive/Sammy Davis Jr. Drive improvement project;
- Compliance with previous conditions.

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

9. ET-25-400039 (WS-23-0211)-MCM TOWER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increase building height; 2) increase the height of exterior fixtures (luminaries) mounted on buildings; and 3) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) office building; 2) parking garage with restaurants; and 3) finished grade on 4.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Sunset Road and the east side of Riley Street within Spring Valley. JJ/rp/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until June 21, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- Compliance with previous conditions.

10. ET-25-400043 (ZC-19-0343)-UNCOMMONS LIVING BLDG 1, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 32.23 acres from an R-E (Rural Estates Residential) Zone and a C-2 (General Commercial) Zone to a U-V (Urban Village-Mixed Use) Zone in the CMA Design Overlay District.

USE PERMITS for the following: 1) High Impact Project; 2) modified pedestrian realm; 3) reduce separation from alcohol, on-premises consumption to a residential use; 4) childcare institution; 5) college or university; 6) farmer's market; 7) food cart/booth not within an enclosed building; 8) kennel; 9) live entertainment; 10) outside dining, drinking, and cooking; 11) public/quasi-public buildings and facilities; 12) temporary outdoor commercial events; 13) training facility (major); and 14) training facility (minor).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from outdoor live entertainment to a residential use; 2) reduce setback to a right-of-way; 3) reduce throat depths; and 4) allow non-standard improvements in the right-of-way.

DESIGN REVIEW for a High Impact Project and mixed-use project. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/tpd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until December 6, 2028 to complete 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Badura Avenue/Maule Avenue improvement project;
- 90 days to record said separate document for the Badura Avenue/Maule Avenue improvement project;
- Compliance with previous conditions.

11. ET-25-400041 (DR-20-0098)-UNCOMMONS LIVING BLDG 2, LLC:

DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: 1) outdoor theater; and 2) modifications to a previously approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/nai/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until December 6, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Badura Avenue/Maule Avenue improvement project;
- 90 days to record said separate document for the Badura Avenue/Maule Avenue improvement project;
- Compliance with previous conditions.

12. ET-25-400038 (WS-20-0099)-UNCOMMONS LIVING BLDG 1, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) landscaping; and 2) alternative parking lot design.

DESIGN REVIEW for a temporary parking lot in conjunction with an approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/rp/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until December 6, 2028 to complete 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Badura Avenue/Maule Avenue improvement project;
- 90 days to record said separate document for the Badura Avenue/Maule Avenue improvement project;
- Compliance with previous conditions.

13. ET-25-400044 (UC-23-0604)-UNCOMMONS LIVING BLDG 1, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) modification to pedestrian realm; and 2) allow alternative design for pedestrian realm in conjunction with a previously approved mixed-use project on an 8.4 acres portion of 32.23 acres in a U-V (Urban Village-Mixed Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/tpd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until December 6, 2028 to complete 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Badura Avenue/Maule Avenue improvement project;
- 90 days to record said separate document for the Badura Avenue/Maule Avenue improvement project.

14. ET-25-400037 (WS-23-0333)-UNCOMMONS LIVING BLDG 1, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) approach distance; 2) throat depth; 3) curb return; and 4) driveway width.

DESIGN REVIEWS for the following: 1) modifications to a previously approved High Impact Project and mixed-use project; and 2) finished grade on an 8.4 acre portion of 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Durango Drive and the CC 215 within Spring Valley. MN/my/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until December 6, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Badura Avenue/Maule Avenue improvement project;
- 90 days to record said separate document for the Badura Avenue/Maule Avenue improvement project;
- Compliance with previous conditions.

15. ET-25-400042 (WS-23-0718)-UNCOMMONS LIVING BLDG 1, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for signage.

DESIGN REVIEW for modifications to comprehensive sign package in conjunction with an approved mixed-use project on 32.5 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/nai/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until December 6, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Badura Avenue/Maule Avenue improvement project;
- 90 days to record said separate document for the Badura Avenue/Maule Avenue improvement project.

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

HOLDOVER USE PERMIT for a restaurant.

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

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

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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 to coordinate with Public Works - Development Review on the relocation of the southern driveway on Sammy Davis Jr. Drive;
- Construct full off-sites for the southern driveway on Sammy Davis Jr. Drive.

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.

17. WC-25-400048 (WS-24-0498)-ZHANG JIANWEI ETAL & YANG ZONGQI & RUI:

WAIVER OF CONDITIONS for waivers of development standards requiring per revised plan submitted on 10/30/24 for a proposed office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (For possible action)

ACTION: APPROVED.

18. WS-25-0288-ZHANG JIANWEI ETAL & YANG ZONGQI & RUI:

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.

DESIGN REVIEW for a proposed office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

19. WS-25-0251-DECATUR POST, LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for modifications to a previously approved retail complex on 2.83 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located on the west side of Decatur Boulevard and the south side of Post Road within Spring Valley. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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;
- 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 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;
- 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; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0381- 2023 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

20. PA-25-700013-MOISES, TANIA:

PLAN AMENDMENT to redesignate the land use category on 0.12 acres from Open Lands (OL) to Outlying Neighborhood (ON). Generally located on the northwest corner of Blue Diamond Road and Hualapai Way within Red Rock. JJ/al (For possible action)

ACTION: ADOPTED (RESOLUTION R-5-21-25-1).

21. ZC-25-0197-MOISES, TANIA:

ZONE CHANGE to reclassify 0.12 acres from an H-2 (General Highway Frontage) Zone to a RS80 (Residential Single-Family 80) Zone. Generally located on the northwest corner of Blue Diamond Road and Hualapai Way within Red Rock (description on file). JJ/al (For possible action)

ACTION: APPROVED.

22. PA-25-700014-WILLETT, JAMES C. & YU CHONG:

PLAN AMENDMENT to redesignate the land use category on a portion of 2.28 acres from Open Lands (OL) to Outlying Neighborhood (ON). Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail within Red Rock. JJ/al (For possible action)

ACTION: ADOPTED (RESOLUTION R-5-21-25-2).

23. ZC-25-0198-WILLETT, JAMES C. & YU CHONG:

ZONE CHANGE to reclassify 2.28 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail within Red Rock (description on file). JJ/al (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

24. ZC-25-0196-BLUE DIAMOND CENTERS, LLC:

ZONE CHANGES to reclassify portions of 1,191.94 acres as follows: 1) reclassify portions of 206.49 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone; 2) reclassify 0.16 acres from an H-2 (General Highway Frontage) Zone to a PF (Public Facility) Zone; 3) reclassify 17.76 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone; and 4) reclassify portions of 967.53 acres from an H-2 (General Highway Frontage) Zone to an OS (Open Space) Zone. Generally located on the east and west sides of SR 159 north of Blue Diamond Road and the north and south sides of Blue Diamond Road west of Hualapai Way within Red Rock (description on file). JJ/al (For possible action)

ACTION: APPROVED.

The following parcels were withdrawn from the application: 175-15-201-003, 175-15-301-008, 175-15-602-007, 175-15-701-008, 175-15-701-016, 175-24-601-007, and 175-16-501-002, 175-16-501-004, 175-16-501-005, 175-16-501-006, 175-16-501-007, 175-16-501-009, 175-16-501-015, 175-16-501-016, and 175-16-501-019.

25. ZC-25-0230-FAUGHT, SLADE K. & ROMY ANN:

ZONE CHANGE to reclassify 4.0 acres from an RS80 (Residential Single-Family 80) Zone and an RS5.2 (Residential Single-Family 5.2) Zone to an RS40 (Residential Single-Family 40) Zone. Generally located on the west side of Paiute Street, 570 feet south of Riverside Road within Bunkerville (description on file). MK/mc (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

26. ZC-25-0265-FAUGHT, ELWOOD J. & TARALISA:

ZONE CHANGE to reclassify 4.0 acres from an RS80 (Residential Single-Family 80) Zone to an RS40 (Residential Single-Family 40) Zone. Generally located on the west side of Paiute Street, 1,050 feet south of Riverside Road within Bunkerville (description on file). MK/mc/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Public Works - Development Review

- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

27. ZC-25-0267-VIRGIN VALLEY HOLDINGS, LLC:

ZONE CHANGE to reclassify 2.0 acres from an RS80 (Residential Single-Family 80) Zone to an RS40 (Residential Single-Family 40) Zone. Generally located on the west side of Paiute Street, 870 feet south of Riverside Road within Bunkerville (description on file). MK/mc/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Public Works - Development Review

- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.

Clark County Water Reclamation District (CCWRD)

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

28. ZC-25-0248-USA & COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify a 3.32 acre portion of a 55.93 acre site from an H-2 (General Highway Frontage) Zone and an RS80 (Residential Single-Family 80) Zone to a PF (Public Facility) Zone. Generally located on the east side of Las Vegas Boulevard South, 1,600 feet south of Sloan Road (alignment) within Sloan (description on file). JJ/gc (For possible action)

ACTION: APPROVED.

29. UC-25-0249-USA:

USE PERMIT for a public utility structure.

DESIGN REVIEW for a public utility structure on a 3.32 acre portion of a 55.93 acre site in a PF (Public Facility) Zone. Generally located on the east side of Las Vegas Boulevard South, 1,600 feet south of Sloan Road (alignment) within Sloan. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

- Drainage study and compliance.

30. ZC-25-0252-YASMEH, ALLEN:

ZONE CHANGE to reclassify 0.62 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the south side of Boulder Highway, 220 feet west of Nellis Boulevard within Paradise (description on file). TS/mc (For possible action)

ACTION: APPROVED.

31. ORD-23-900629: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LV Rainbow, LLC for a mixed-use development on 19.8 acres, generally located west of Rainbow Boulevard and north of Blue Diamond Road within Enterprise. JJ/dd (For possible action)

ACTION: ADOPTED (ORDINANCE 5250).

32. ORD-25-900053: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LV Barbara LLC for a multi-family residential development on 18.3 acres, generally located west of Las Vegas Boulevard and north and south of Barbara Lane within Enterprise. MN/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5251).

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

ACTION: ADOPTED (ORDINANCE 5252).

34. ORD-25-900112: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Forest Hill Family Trust & Sadri Fred TRS for a single-family residential development on 8.52 acres, generally located west of Warbonnet Way and south of Windmill Lane within Enterprise. JJ/dd (For possible action)

ACTION: ADOPTED (ORDINANCE 5253).

35. ORD-25-900153: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Wow Build Co. One, LLC for a commercial center consisting of a vehicle wash and restaurant with drive-thru on 1.9 acres, generally located east of Durango Drive and south of Blue Diamond Road within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5254).

36. ORD-25-900215: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with MCM Tower, LLC for an office building and parking garage with restaurants on 4.2 acres, generally located north of Sunset Road and east of Riley Street within Spring Valley. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5255).

37. AG-25-900356: Accept and authorize the signature of the Performance Agreement with Athletics StadCo LLC for the A's Ballpark, generally located at 3801 S Las Vegas Boulevard within Paradise. JG/sr (For possible action)

ACTION: AUTHORIZED.

SEC. 5. NON-ROUTINE ACTION ITEMS 38 THROUGH 76

38. SDR-25-0269-WT ML WARM SPRINGS, LLC

SIGN DESIGN REVIEWS for the following: 1) allow an electronic sign, animation; and 2) modify residential adjacency standards for signage in conjunction with a previously approved cannabis retail store on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 450 feet east of Haven Street within Enterprise. MN/dd/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Trees to be planted south of freestanding sign to screen chase lighting from residential development to the south;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved

project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

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

WAIVER OF DEVELOPMENT STANDARDS #2B WAS WITHDRAWN.

SAMI REAL

Next on the agenda is Item 38.

- Item 38, SDR-25-0269. Sign design reviews for the following: allow an electronic sign, animation; and modify residential adjacency standards for signage in conjunction with the previously approved cannabis retail store on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 450 feet east of Haven Street within Enterprise.

TICK SEGERBLOM

Good morning.

BOB GRONAUER

Good morning, Mr. Chairman and Commissioners. My name's Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing Clear River on this matter, which is Randy Black, Sr. We are asking for a sign plan review here. The property is located in between Haven, which is on the west here as I'm showing you. Gillespie is over here on the east, and we front on Warm Springs. This is a commercial corridor. A dispensary was approved here a few years ago. We were conditioned to come in with a sign plan review, and that's what's before you today.

What we're asking for is to have some wall signage and some entry signage onto the building in these areas here, as you can see in red. And we are asking also for a pylon sign, which is located right here. I

want to focus on the pylon sign here, first of all. This is located on Warm Springs. Initially, we have a 35-foot-high sign. We've reduced it at the town board to 25 feet. The building here is about 20 feet. The sign is a double-sided sign here, which will face towards the traffic to the west and to the east on Warm Springs in this area. The closest residential is about 232 feet down here to the south.

One of the things that we would like to do in making another adjustment on the application is, one, we'll rearrange our landscaping to make sure that we have a buffer trees in this area, or a tree in this area, to block the view of the sign that's being proposed right here. And although this is the sign, as I'm showing you here, this is going to be the east and west-facing sign on there. This view is what you'd see down to the south of the closest residential property line, so we feel by putting a tree or some trees rearranging in that area, it would definitely block the view of any type of illumination.

The other thing that we would agree to is the chaser lights that are located on here. We were initially requesting not to turn off those chasers between 10 p.m. and 6 a.m. That is, I think, waiver of development standard number 2B. We would withdraw that because we would be able then, to just follow code, and that's what we would like to do there. So, we would ask you to approve the sign plan that we have before you with the amendment, as I just mentioned, with the waiver of development standard to be withdrawn, which is item 2B. Excuse me. That's for the design review 2B. And with that being said, I can answer any other questions that you have.

TICK SEGERBLOM

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

MICHAEL NAFT

Thank you, Mr. Chairman. I appreciate you withdrawing waiver of development standard 2B, which I wouldn't support, so that'll mean that the sign can be illuminated essentially during daylight hours. Additionally, I appreciate the offer to buffer the sign towards the residential. That'll be a condition of the application that there be landscaping installed to cover the racetrack lights on the side. You and your client are comfortable with those conditions?

BOB GRONAUER

Yes, sir.

MOTION

MICHAEL NAFT

Ms. Real? Great. Then I'll move for approval of Item 38 with the withdrawal of waiver 2B.

TICK SEGERBLOM

There's a motion. Cast your vote. Is this going to be a new welcome to Las Vegas sign?

BOB GRONAUER

That is his brand. That is Mr. Black's brand.

VOTE

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

TICK SEGERBLOM

That motion passes. Thank you.

BOB GRONAUER

Thank you.

39. ET-24-400143 (UC-22-0334)-SLOAN VENTURES 90, LLC:

HOLDOVER USE PERMITS FIRST EXTENSION OF TIME to commence the following: 1) existing restaurant and related facilities; and 2) an existing vehicle maintenance facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping and screening; 2) increased building height; 3) parking lot landscaping; 4) off-site improvements (curbs, gutters, sidewalks, streetlights, and pavement); 5) reduce setbacks; 6) permit a roof sign; 7) increase the number of freestanding signs permitted on the property; 8) increase the height of a freestanding sign; 9) permit an animated sign (video message unit) where not permitted; 10) reduce the separation between freestanding signs; 11) permit freestanding signs consisting of temporary materials (banners); 12) permit non-standard improvements within the right-of-way; 13) permit non-standard improvements within the future right-of-way; 14) reduce parking; and 15) reduce throat depth.

DESIGN REVIEWS for the following: 1) an existing recreational facility and racetrack; 2) comprehensive sign plan including wall, freestanding, animated (video unit), and monument signs; 3) finished grade; and 4) other associated buildings and structures on 89.6 acres in an RS80 (Residential Single-Family 80) Zone, an IL (Industrial Light) Zone, and an H-2 (General Highway Frontage) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Sloan Road within the South County Planning area. JJ/tpd/kh (For possible action)

ACTION: DELETED FROM THE AGENDA. (HELD TO JULY 16, 2025, PER THE APPLICANT).

40. UC-24-0747-BENSON FAMILY TRUST & BENSON, DENNIS W. & PAMELA J. TRS:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; 2) eliminate street landscaping; 3) waive full off-site improvements; and 4) alternative driveway geometrics.

DESIGN REVIEW for a proposed outdoor storage and display area on a portion of 0.66 acres in a CG (Commercial General) Zone. Generally located on the south side of Hobson Street, 100 feet west of US 95 South within Searchlight. MN/dd/kh (For possible action)

ACTION: DELETED FROM THE AGENDA. (HELD TO JUNE 18, 2025, PER THE APPLICANT).

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

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

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

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

ACTION: DELETED FROM THE AGENDA. (HELD TO JUNE 18, 2025, PER THE APPLICANT).

42. UC-25-0219-AMIGO REALTY CORP:

USE PERMIT for vehicle maintenance and repair.

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

DESIGN REVIEW for an existing vehicle maintenance and repair facility on 0.96 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jud/cv (For possible action)

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

43. UC-25-0247-DIAMOND RANCH I, LLC:

USE PERMIT for a communication tower.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce access gate setback; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed communication tower in conjunction with an existing plant nursery on a portion of 8.05 acres in an IP (Industrial Park) Zone. Generally located on the south side of Ford Avenue and the east side of Lindell Road within Enterprise. JJ/dd/kh (For possible action)

ACTION: DELETED FROM THE AGENDA. (HELD TO JUNE 18, 2025, PER THE BOARD OF COUNTY COMMISSIONERS).

SAMI REAL

Next is Item 43.

- Item 43, UC-25-0247. Use permit for a communication tower. Waivers of development standards for the following: reduce access gate setback; and alternative driveway geometrics. And then a design review for a proposed communication tower in conjunction with an existing plant nursery on a portion of 8.05 acres in an IP (Industrial Park) Zone, generally located on the south side of Ford Avenue and the east side of Lindell Road within Enterprise.

TICK SEGERBLOM

Good morning.

CHAD WARD

Good morning, Commissioners. My name is Chad Ward. I'm representing Sun State Towers and Verizon Wireless in this matter. Address is 1426 North Marvin Street. We are here to propose a new communications facility for Verizon Wireless to improve network reliability in the area of Ford and Lindell,

which is right off of Blue Diamond Road. We are proposing a stealth tree for this application. It will be designed to hold multiple tenants if that does work out. It's a 75-foot MonoElm. It's sitting in the back of like a nursery area. We do have a request for a reduction in the access gate; is 42 feet 3 inches setback from the lip of the gutter and does not meet the 50-foot standard. We are requesting a reduction in that. The site was approved unanimously at the town board. At this point, we have not received any opposition on the project, and I will open it up for any questions or comments.

TICK SEGERBLOM

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

JUSTIN JONES

Thank you, Mr. Chair. I didn't have an opportunity to meet with you before, so I'd ask to hold this item for two weeks and have a chance to meet with you.

CHAD WARD

Okay. So, you'd like to push it to have a chance to discuss it?

JUSTIN JONES

Yep.

CHAD WARD

Okay.

JUSTIN JONES

All right.

CHAD WARD

Are there any specific items I can address at the hearing or—

JUSTIN JONES

The design. I don't love the look of the trees. I think they're really ugly but would like to be able to sit down with you and chat about it.

CHAD WARD

Okay. I have seen some of the stuff in Clark County where they are approving more of a—I guess it's a shroud design over the antennas that seems to hold up better over time, so—

JUSTIN JONES

Right.

CHAD WARD

If that's something you're interested in looking at, we're happy to do that.

JUSTIN JONES

Okay. I'm actually going to be out the next meeting, so are you okay if we hold it until the second meeting in June?

CHAD WARD

Second meeting in June? Sure.

JUSTIN JONES

Okay.

TICK SEGERBLOM

Is that June 18?

CHAD WARD

And we just reach out to schedule time to—

JUSTIN JONES

Yep, you can reach out to my office.

CHAD WARD

Okay.

TICK SEGERBLOM

All right.

MOTION

JUSTIN JONES

I'll make a motion to hold this agenda item until June 18.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CHAD WARD

Thank you.

TICK SEGERBLOM

That motion passes. Thank you.

(Companion Items 44, 45, and 46)

44. VS-25-0203-SIENA 74 HOLDING LIMITED PARTNERSHIP & SIENA 75 HOLDING LIMITED PARTNERSHIP: VACATE AND ABANDON easements of interest to Clark County located between Broadalbin Drive and Prince Lane (alignment), and Charleston Boulevard and Colorado Avenue within Sunrise Manor (description on file). TS/hw/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 45 AND 46).

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

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

Fire Prevention Bureau

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

SAMI REAL

Next are Items 44 through 46.

- Item 44, VS-25-0203. Vacate and abandon easements of interest to Clark County located between Broadalbin Drive and Prince Lane (alignment) and Charleston Boulevard and Colorado Avenue within Sunrise Manor.
- Item 45, UC-25-0202. Use permit for a proposed multi-family residential development. Waivers of development standards for the following: reduce electric vehicle (EV) parking stalls; and reduce throat depth. Design review for a proposed horizontal mixed-use development on 14.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor.
- Item 46, TM-25-500047. Tentative map for a 1 lot commercial and a 1 lot residential subdivision for a proposed mixed-use development on 14.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor.

TICK SEGERBLOM

Good morning.

LEBENE OHENE

Good morning, Commissioners. Lebene Ohene, 520 South Fourth Street, representing the applicant. To orient you to the site, the site is located on the south side of Charleston Boulevard and the west side of Broadalbin Street [Drive]. The specific requests are three. The first request is a vacation of abandonment of one of the driveway easements. Since Charleston is a state highway, they would only allow so many curb cuts. And since this site was previously developed, there were a number of curb cuts, and we had to reduce the number, and then therefore, we have to vacate one of those driveway easements. So, that's the first application. Both staff and town board recommended approval for that.

The second application, which is the main application, is a special use permit for 512 residential units at a density of 36.4 acres, which is between the RM (Residential Medium Density) and the RH (Residential High Density). That was allowed. The density was allowed because of our location adjacent to a transit site and also within a half mile from the Interstate 11, 95, 515, so that density was allowed. And just to

give you some history, the project was initially all commercial with a motel project to the rear, which we withdrew at the previous meeting and are now proposing residential at the rear of the site, which is a total of 14 acres. And so, this is a horizontal mixed-use.

Now, staff has recommended approval of the residential. There are a number of waivers. One of them was the EV, which we had requested some reduction on, but we are going to make sure that the site has all the conduits in so we can allow some more. There was also a waiver to reduce the throat depth to the residential portion to the west, which staff did not have an issue with. The main issue staff had with the project, and I'll go through and show some plans, is that with a mixed-use there are certain criteria on elevations, as well as how the open space is planned. Now, this area is Charleston, which is already infested with homeless on the site, which our client has spent two years, and he pays every month to clear the site. So, the neighbors in this area really want some project developed in this area.

And so, with this horizontal mixed-use, the design was considered in such a way that some of the elements of a mixed-use, which includes gathering places in the center, we intentionally did not include that in the plan because we didn't want to attract elements onto the site. Even with the landscaping, it was carefully thought out. Now, we do have attached sidewalks all the way around it, but that's because Charleston is a state highway. And even though it was recently redeveloped, they did the attached sidewalk. So, even with the original project, we had to keep the attached sidewalk, which all that portion is already approved.

Staff did recommend approval for the special use. They had issues with the design, and some of it had to do with the previous color did not really match the commercial. So, we went back, retooled, brought in the colors from the commercial portion, which was previously approved, so you could actually see the pop-outs in the coloring which matches. And then, with that being done, we believe that the project actually looks more cohesive, which was mainly staff's problem with it. So, we made sure that our residential was pulling the colors of the commercial element.

The intent, although we do not totally meet the requirements for open space, we did provide both a dog park, a children's playground, pool, and all the elements that you typically see in a residential zone. And secondly, if this was all residential, the requirement for residential versus the open space for requirement for mixed-use is much higher. And if this was residential, we could have met all the open space requirement. With that said, the third application is a vacation—sorry, it's a TM (Tentative Map) for the project, which because it's mixed-use, it's a two-lot subdivision, a mixed-use subdivision. So, this is commercial and this is residential, and staff and town board recommended approval. Town board did not like the previous motel element, and that was withdrawn. For that reason, it was withdrawn, but town board approved this unanimously with the residential element. Therefore, we will appreciate approval of the entire project as submitted. And we did agree with town board to provide more EV, up to 25 extra, for the project because we recognize that we're close to a freeway and people in the area might use it on their way home because there's not enough EV installations in that area. So, with that, we would appreciate your approval of the project as presented and as submitted.

TICK SEGERBLOM

All right. If that completes your presentation, this is a public hearing. Anyone here wishing to speak on this item? Seeing no one, we'll close the public hearing. And since this is my district, I'll ask a few questions. So, you have agreed to the 25 EV stations, right?

LEBENE OHENE

Yes.

TICK SEGERBLOM

All right. And the town board made a couple of other recommendations, I think. You're agreeable with those?

LEBENE OHENE

Yes. The town board recommendation was the 25 EVs, and we've agreed with that.

TICK SEGERBLOM

Yeah. Well, honestly, this piece of land has been a huge problem for all of us, including Mitch the owner, so getting this development made is going to be fantastic for east Las Vegas. And I'll just put it on the record, Mitch, you've offered to give us a spot to put a sign, Welcome to East Las Vegas. So, hopefully, we'll be able to do that in the future. But anyway, thank you so much for making the presentation. Thank you for bringing this to east Las Vegas. And with that, I'd make a motion to approve. (Inaudible).

ANTONIO PAPAIZIAN

Commissioner, can I get some clarification, please? Are we keeping the attached sidewalk on Broadalbin?

LEBENE OHENE

Yeah, those were all previously approved with the commercial elements, so that's not part of the application. The application today is for the residential and tying it all in as a mixed-use.

ANTONIO PAPAIZIAN

Thank you.

MICHAEL NAFT

All right. Mr. Chair, if I could, that's not a state route, though, I think is what he's pointing out. And you certainly could, through this application, do that if you had wanted to. Right?

LEBENE OHENE

We could have.

MICHAEL NAFT

Okay.

LEBENE OHENE

We were planning the project—

MICHAEL NAFT

I think that's all. Mr. Papazian was pointing out. The justification being on Charleston has nothing to do with this.

ANTONIO PAPAIZIAN

That's correct, Commissioner. Thank you.

LEBENE OHENE

Thank you, Commissioner.

TICK SEGERBLOM

But it will be a wide sidewalk, right? It's not going to be like a 3-foot sidewalk.

LEBENE OHENE

It's minimum five.

ANTONIO PAPAIZIAN

What's existing out there today, Commissioner, we have attached sidewalk on Charleston, and we have attached sidewalk on Broadalbin. And typically, with new construction we require the detached sidewalk, at least on the county road Broadalbin. So, I was just getting clarification if we're keeping the attached with this new construction.

MOTION

TICK SEGERBLOM

All right. All right. With that, make a motion. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

LEBENE OHENE

Thank you, Commissioners.

45. UC-25-0202-SIENA 52 HOLDING LIMITED PARTNERSHIP ETAL & SIENA 53 HOLDING LIMITED PARTNERSHIP:

USE PERMIT for a proposed multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce electric vehicle (EV) parking stalls; and 2) reduce throat depth.

DESIGN REVIEW for a proposed horizontal mixed-use development on 14.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 44 AND 46).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge the design review portion of UC-24-0387;
- Provide a minimum of 25 electric vehicle parking spaces with installed charging stations;
- 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.
- 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.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

46. TM-25-500047-SIENA 52 HOLDING LIMITED PARTNERSHIP ETAL & SIENA 53 HOLDING LIMITED PARTNERSHIP:

TENTATIVE MAP for a 1 lot commercial and 1 lot residential subdivision for a proposed mixed-used development on 14.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 44 AND 45).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge TM-24-500076.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 47, 48, and 49)

47. VS-25-0236-LAS VEGAS WIGWAM GILES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Wigwam Avenue and Ford Avenue; and a portion of a right-of-way being Wigwam Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/hw/kh (For possible action)

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

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 35 feet to the back of curb for Wigwam Avenue, 25 feet to the back of curb for Giles Street and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South per Record of Survey file 241 page 20;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

SAMI REAL

Next are Items 47 through 49.

- Item 47, VS-25-0236. Vacate and abandon easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Wigwam Avenue and Ford Avenue; and a portion of right-of-way being Wigwam Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise.

- Item 48, WS-25-0237. Waivers of development standards for the following: increased building height; eliminate street landscaping; allow non-standard improvements; and reduce departure distance. Design review for a proposed hotel on 4.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue within Enterprise.
- Item 49, TM-25-500059. Tentative map consisting of 1 commercial lot on 4.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue within Enterprise.

TICK SEGERBLOM

Good morning.

BOB GRONAUER

Good morning, Mr. Chairman and Commissioners. My name's Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing the developer on these next three items. The location of this property is right on the corner of Las Vegas Boulevard and Wigwam. To the east of us over here is Giles. This is a five-acre piece of property that, as you can see here, that's vacant. It's in your employment mixed-use. We are asking for the development of two hotels. These are Marriott brands, which I'll show you. Essentially, the Courtyard is in phase one, and the Renaissance would be in phase two. With respect to the applications, the tentative map that we have coming in is a commercial subdivision map. We'll be subdividing the property on there. Staff is recommending approval. The vacations that are before you are pretty standard, typical vacations that staff is also recommending approval.

The application, as I mentioned, is going to be built in two phases. As you can see on the site plan here, the first phase is going to be for the Courtyard Marriott, which is going to be right here on the corner of Las Vegas Boulevard and Wigwam. You're going to have ingress and egress off of Las Vegas Boulevard, Wigwam, and Giles. We have a waiver of development standard that staff is recommending approval for the departure distance here because we brought the departure distance as far south as possible.

Also, after we complete phase one here, later on, we'll be coming in with phase two. And what I want to show you with phase two, is you'll be getting a parking garage in this area, which will be about 60-something feet in height. And you'll get the Renaissance, which will be built in the backside here, I guess, on the eastern part of the property. So, in phase one, you're going to have about 146 hotel rooms. And then with phase two here, you'll get 153 rooms, which will come out to a total of about 299 rooms between the two hotels on the property here.

The last thing I do want to point out to you is with respect to the landscaping. As you can see here, the landscaping in this area, we're proposing 45 feet of landscaping in this area, where you're going to have 5 feet of landscaping, 10-foot sidewalk, and then 30-foot of landscaping in here. That is being built inside the Las Vegas Boulevard right-of-way, which is really no different than all the other improvements that you see as you go up and down Las Vegas Boulevard. I could show you a map, but there are as you know, if you go up and down Las Vegas Boulevard, we'll see all that landscaping. Those are improvements that are non-standard improvements that are inside the right-of-way there.

And so, what happens is those developers have come in with license maintenance agreements to maintain the landscaping in that area. And that's no different than what we want to do here with respect to a waiver of development standard. However, we've been working with commissioner and in addition, we would be moving our wall in this area here 5 feet back. So, we would technically have 5 feet of landscaping more on our property here where we'd be able to put trees in that area for the 5-foot

landscaping in addition to the Las Vegas Boulevard landscaping that we have. So that being said, I'd ask you to approve those applications for both of these hotels.

TICK SEGERBLOM

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

MICHAEL NAFT

Thank you, Mr. Chairman. I think you just got at the ultimate concern, which was that the wall and the sidewalk not be right up against each other if the right-of-way is ever expanded to the full width of that road section. Mr. Papazian, that satisfies what Public Works potential concern was.

ANTONIO PAPAZIAN

Yes. Thank you, Commissioner.

MOTION

MICHAEL NAFT

Okay. Then with that understanding, I move for approval of Items 47, 48, and 49.

TICK SEGERBLOM

All right. There's a motion. Cast your vote.

VOTE

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

TICK SEGERBLOM

That motion passes.

BOB GRONAUER

Okay. Thank you. And for clarification, I believe our architect sent those revised plans in to your staff, so I just want to make sure just for the record. Okay? Thank you.

48. WS-25-0237-LAS VEGAS WIGWAM GILES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate street landscaping; 3) allow non-standard improvements; and 4) reduce departure distance.

DESIGN REVIEW for a proposed hotel on 4.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue within Enterprise. MN/hw/kh (For possible action)

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 25 feet to the back of curb for Giles Street and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South per Record of Survey file 241 page 20;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any

interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) – Engineering

- Applicant is advised to contact the SNHD Environmental Health Division, Public Accommodations Plan Review Program at pa@snhd.org or (702) 759-1633 to obtain approval for the construction or remodeling of a public accommodation facility; and to submit construction plans with all schedules to pa@snhd.org at least 30 days prior to beginning construction.

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 #0448- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

49. TM-25-500059-LAS VEGAS WIGWAM GILES, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 4.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue within Enterprise. MN/hw/kh (For possible action)

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

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 35 feet to the back of curb for Wigwam Avenue, 25 feet to the back of curb for Giles Street and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South per Record of Survey file 241 page 20;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0448- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

50. WS-25-0204-DRAGON JJ, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow existing attached sidewalks to remain.

DESIGN REVIEW for a proposed expansion to an existing shopping center on a 0.96 acre portion of a 2.78 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Sunset Road and the east side of Decatur Boulevard within Paradise. MN/hw/cv (For possible action)

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

(Companion Items 51, 52, 53, and 54)

51. PA-25-700011-MICHAEL, JOHN T.:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 0.83 acres. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-5-21-25-3; COMPANION ITEMS 52, 53, AND 54).

SAMI REAL

Next are companion Items 51 through 54.

- Item 51, PA-25-700011. Plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-intensity Suburban Neighborhood (MN) on 0.83 acres. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise.
- Item 52, ZC-25-0163. Zone change to reclassify 0.83 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise.
- Item 53, WS-25-0164. Waivers of development standards for the following: allow existing attached sidewalks; and modified street design standards. Design review for the following:

modifications to a previously approved single-family residential development being Phase 1; and a proposed single-family residential development being Phase 2 on 4.33 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise.

- Item 54, TM-25-500039. Tentative map consisting of 5 single-family residential lots and common lots on 0.83 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise.

TICK SEGERBLOM

Good morning.

JEFFREY ARMSTRONG

Good morning, Members of the Commission. My name is Jeffrey Armstrong, here representing the applicant, 2727 South Rainbow Boulevard. This proposed project is the second phase of a residential development. We previously got phase one approved in June of 2024. We had our neighborhood meeting. We met with the neighbors. The neighbors were—most of the neighbors were in support of the project. We met with town board. Town board recommended approval with some minor changes. Those changes were made. We met with some of the neighbors after the town board to go over what we had agreed to with the town board and they were in support of it. Planning Commission recommended approval with some minor changes. Those changes were made and resubmitted to the county. And we're here to respectfully request your approval. I'm here to answer any questions that you might have. Thank you.

TICK SEGERBLOM

Thank you. This is a public hearing. Anyone here wishing to speak on the item? Seeing no one, will close the public hearing and turn it over to Commissioner Gibson. Oh, there's somebody. Sorry. Good morning.

JANNICE PENNEY

Good morning. My name is Jannice Penney and I'm a property owner that's being affected by the changes that's coming to the property behind us. And there seems to be some things that aren't quite clarified all the way yet, and I have some concerns to the safety and the overall intrusion that's coming up against the backyard with some oversight spots I believe that might be happening. So, I have some questions that I would like to have answered by someone who can answer this.

It's been the experience of 7380 Topaz through the years with the completion of the Duck Creek Channel that Topaz's finished grade was three feet higher than my property. So, at the end of that project, it was definitely caught and some adjustments were made so that I wouldn't be left in a hole. We've got a drop inlets going around my house and we have a pipe that runs out to the creek. My concerns are twofold on this, is I see that they're adding some fill dirt to this property back here now and they're going to bring that up to grade. What does that mean up against my back property line? Is this property going to be 3-foot also higher than where my property is? What does that do to the 8-foot barrier wall? Is their side 8-foot and mine's 11-foot? Or is it vice versa? That's a grave concern I have with sheet flow coming out from the water.

And also, if you look at this little piece right here, it seems to be brought to our attention that the county and I actually share a property line together. I always thought that was Ms. Thurman's land. But when all is said and done as it's proposed right now, my property will have a security breach of a back wall by 25 to 35 feet at least coming across the back. And as anybody in the area knows, we have livestock and goats and chickens, and our lifestyles are a little simpler than most. And I guard that for the safety of my

animals and the security of my property. And I would like to get some clarification on what these final elevations are compared to where I sit on the corner. And am I safe for floods?

JIM GIBSON

Excuse me, Mr. Chair. Could you indicate on the map that's in front of you that where your home is? It's the one furthest to the west?

JANNICE PENNEY

I'm on the corner lot of Topaz and Thurman.

TICK SEGERBLOM

Hold, I'm sorry. Hold your microphone close to you. Get the handheld mic in. There you go.

JANNICE PENNEY

Excuse me. I'm on the corner of Topaz and Thurman. The property's been in the family for 53 years. Seen a lot of changes. And I just don't want to have a mistake that leaves me in any kind of peril for security because of bad actors that get up in that channel area like they do. And it's all been documented [documented] and I would just like some clarity, please.

TICK SEGERBLOM

All right. Well, this is a public hearing. Anyone else wishing to speak? We'll be able to answer your questions in just a second here. So, we'll close the public hearing and turn it over to Commissioner Gibson.

JIM GIBSON

And Mr. Armstrong, would you kind of take us through the answers to the questions that were just—

JEFFREY ARMSTRONG

Yes. I will try. The first item is along the areas of her property, we will be providing a 2 to 3-foot retaining wall with an 8-foot wall on top of that. Most of the neighbors are requesting an 8-foot wall. So, she will probably be looking at around 10 to 11-foot wall in that area. The portion of the property that she's looking at is Clark County property. We offered to help her in any way she can, but that property is not our property so it will be up to Clark County to decide what we can do and cannot do with that property. And—

JIM GIBSON

Let me just interject. So I've met with you and then I've met with our Public Works folks in an effort to see what can be done because if the remnant parcel, that remnant piece that runs all along the wash there, that was acquired originally with all of the property acquired to build that channel. If that is left in that condition with the backyard walls running along leaving something that goes maybe from 10 or 12 feet to 50 feet, that's not going to be a good situation for everyone.

JEFFREY ARMSTRONG

Understood.

JIM GIBSON

What we're trying to do is find a way that the county can work with you and your client to develop that property. And that means that we might be willing to sell that property to you. Now, I get that you have a budget. You've worked on your plan. We're aware of that. But I want you to be open to all of that. I can't compel you to do that in any action that we take today, but it's going to become very important to the

people who buy the homes that you're building and it's especially important to your neighbor. And if all else were to fail, I'm sure the neighbor, more than any other thing, does not want some kind of a temporary-like fence structure separating her from a homeless enclave. That's not going to work.

And so, it's going to be especially important to us that you're open to this. And I've had the meetings. I think we're going to be able to come to a result that will work, that will remove even the man-walk all the way up to the wash. It's especially important that there not be a 5-foot corridor there effectively because that'd be a perfect problem for us. So, I want to know that you're willing to talk with us and work with us.

JEFFREY ARMSTRONG

My client from Summit Homes is here and he said we agree to do whatever the county requires us to do.

JIM GIBSON

Okay. That's a very good commitment. Thank you. Go ahead. You were addressing. Did you get all of her questions? She's concerned about the height of the wall principally and the grade is what determines that. You're grading to a point that matches the rest of your project.

JEFFREY ARMSTRONG

That is correct. But in addition to that, several of the neighbors have requested an 8-foot wall so we've agreed to that also. If she does not want that, we are open to providing the standard 6-foot wall if she would like that.

JIM GIBSON

Okay. So, I think it will be important for you to work with her and we'll leave that item open to a discussion between you and her.

JEFFREY ARMSTRONG

We've discussed this with her several times, neighborhood meeting, the town board, Planning Commission, and we've always agreed to working with her to resolve any issues that she has in addition to providing disclosures and letting them know when we're doing construction, when any of our construction affects her property. We're willing to do that and we've agreed to it several times and we'll agree to it publicly again.

JIM GIBSON

Do you have anything more you want to add to the record?

JEFFREY ARMSTRONG

The only thing is security is our position that we'll try to make her property and all the other residents' property as secure as possible. It's not our intention to create any issues over there. We like to get in, build the property, make sure all the neighbors are happy and all of the future residents are happy.

JIM GIBSON

All right. Thank you.

JEFFREY ARMSTRONG

Thank you.

JIM GIBSON

So, I do want to give you credit. I mean, it's not like I'm getting after you because you've not been paying attention. You've obviously planned very well both the prior development and this development. This is

something that we frankly need in that area. It's very difficult to know what on earth to do with this remnant piece. Mr. Papazian, do you have something for us?

ANTONIO PAPAZIAN

Thank you, Commissioner. I would just like to add the property that we're talking about is approximately 4 feet lower than the property to the south. So, they need to bring in fill anyway. And from the contours that I'm looking at, it appears they, they're even lower than the street and they have to meet drainage criteria, so they have to bring in fill. Even if it's a minimum amount, they have to be able to drain and they have to hook up to sewer. So, it's important to fill to make sure that they can hook up their sewer.

JIM GIBSON

And I think that your neighbor understands that there are a bunch of challenges associated with the development of this property and in the end if we're careful and you work together with her, she's going to be much more secure than she has been and going forward it will be something that will be workable, everybody will be happy. So, appreciate your willingness to do that.

JEFFREY ARMSTRONG

Yes, and we will do it.

JIM GIBSON

So, I'm prepared to—I want to comment on one other thing. There was a single-story house that the Planning Commission wants to see on lot five.

JEFFREY ARMSTRONG

And we've agreed to that.

JIM GIBSON

And you've agreed to that?

JEFFREY ARMSTRONG

Yes.

JIM GIBSON

The extension of the street has been a challenge and what we're going to do is follow the recommendation of the Planning Commission so that the extension of that street will not extend beyond the east-west property line between lots four and five. So, it won't go into the final lot. It will end at the lot property line.

JEFFREY ARMSTRONG

That is correct.

MOTION

JIM GIBSON

All right. Then I move to approve this item subject to the Planning Commission conditions and with one additional condition that lot five have only a single-story house built on it with one additional condition that is that you continue to work with your neighbor, and with us, and the Public Works department on the issues related to the property adjacent to the flood channel.

JEFFREY ARMSTRONG

Agreed.

SAMI REAL

Commissioner, can I also ask that we add the first condition of the town board which is basically saying if any neighbor doesn't want the 8-foot wall, that a 6-foot wall would suffice?

JIM GIBSON

Yes. We can keep that in. I—

SAMI REAL

Thank you.

JIM GIBSON

After going out there and looking at everything, I'm going to be a little surprised if we do that but yes, we'll add that condition that comes from the TAB (Town Advisory Board). That's my motion.

TICK SEGERBLOM

All right. There's a motion. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

JIM GIBSON

Thank you.

JEFFREY ARMSTRONG

Thank you very much for your time.

JIM GIBSON

Okay.

52. ZC-25-0163-MICHAEL, JOHN T.:

ZONE CHANGE to reclassify 0.83 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise (description on file). JG/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 51, 53, AND 54).

CONDITIONS OF APPROVAL –

Department of Aviation

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

Southern Nevada Health District (SNHD) – Engineering

- Applicant is advised that there is an active septic permit on APN 177-12-102-002; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0090- 2025 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

53. WS-25-0164-MICHAEL JOHN T.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow existing attached sidewalks; and 2) modified street design standards.

DESIGN REVIEW for the following: 1) modifications to a previously approved single-family residential development (Phase 1); and 2) a proposed single-family residential development (Phase 2) on 4.33 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/hw/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 51, 52, AND 54).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- An 8 foot wall on south side of Lot 5 to be installed before the building permit is issued for a residence on Lot 5 except that any adjacent neighbor who does not want their shared wall to be 8 feet may request it to be reduced to 6 feet high;
- Lot 5 limited to single-story residence;
- Street to end at the prolongation of the east/west property line between Lots 4 and 5;
- Disclosure to be provided to future homebuyers informing them of neighboring agricultural uses, including but not limited to horses and other livestock and associated odors, insects, and lighting;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified;

changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Department of Aviation

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

Southern Nevada Health District (SNHD) – Engineering

- Applicant is advised that there is an active septic permit on APN 177-12-102-002; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0090- 2025 to obtain your POC exhibit; and that Flow contributions exceeding CCWRD estimates may require another POC analysis.

54. TM-25-500039-MICHAEL JOHN T.:

TENTATIVE MAP consisting of 5 single-family residential lots and common lots on 0.83 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/hw/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 51, 52, AND 53).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Applicant is advised that 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.

Building Department – Addressing

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

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0090- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 55, 56, 57, 58, 59, and 60)

55. PA-25-700012-PARAMOUNT INVESTMENTS CO:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 19.4 acres. Generally located on the south side of Mistral Avenue and the west side of Edmond Street within Enterprise. JJ/rk (For possible action)

ACTION: ADOPTED WITH CONDITIONS (RESOLUTION 5-21-25-4; COMPANION ITEMS 56, 57, 58, 59, AND 60).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

SAMI REAL

Next are companion Items 55 through 60.

- Item 55, PA-25-700012. Plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 19.4 acres. Generally located on the south side of Mistral Avenue and the west side of Edmond Street within Enterprise.
- Item 56, ZC-25-0188. Zone changes for the following: reclassify 19.4 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and remove the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise.
- Item 57, VS-25-0189. Vacate and abandon easements of interest to Clark County located between Mistral Avenue and Camero Avenue (alignment), and between Lindell Road and Edmond

Street; portion of right-of-way being Lindell Road located between Mistral Avenue and Camero Avenue (alignment); portion of right-of-way being Shelbourne Avenue located between Lindell Road and Edmond Street; portions of right-of-way being Mohawk Street located between Mistral Avenue and Camero Avenue (alignment); and portions of right-of-way being Mistral Avenue located between Lindell Avenue and Edmond Street within Enterprise.

- Item 58, WS-25-0191. Waivers of development standards for the following: eliminate right-of-way dedication; increase driveway width; and reduce throat depth in conjunction with a proposed single-family residential development on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and the east side of Lindell Road within Enterprise.
- Item 59, PUD-25-0190. Planned unit development for a 57 lot single-family residential detached development with modified development standards on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise.
- Item 60, TM-25-500043. Tentative map consisting of 57 single-family residential lots and common lots on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and the east side of Lindell Road within Enterprise.

TICK SEGERBLOM

Good morning.

STEPHANIE GRONAUER

Good morning, Mr. Chairman, Commissioners. Stephanie Gronauer, 1980 Festival Plaza Drive, here on behalf of the applicant, Lennar Homes. If I could direct your attention to the overhead. This first set of items is located right here. It's almost 20 acres, located on the south side of Mistral. Edmond is the street to the east of it. Just to give you a little more perspective, Windmill is north, and Decatur is to the east. I have highlighted the next set of items is down here. It's 2.5 acres. And the reason I point to them is they're very close in proximity and if approved, both sets will be developed together. Lennar would do the exact same product type on both of these projects. So, I just wanted to show the proximity to those.

But first, as staff mentioned, this is an application, a unique application, and it's taken about a year to get here. We've worked really closely with the neighbors on it. It is in the RNP. It's about 20 acres in the RNP. To the south of it is BLM (Bureau of Land Management) property. And actually, the zoning in the area has changed pretty significantly. You can see to the north of it is RS5.2. Also to the north of it is RS3.3. To the east of it is RS5.2 with one homeowner in the center of it. And he's here. We've worked very closely with him because he is very much the most impacted neighbor in this area. And there have been a number of neighbors between both of these sites that we've worked with.

As I mentioned, we've had probably about four neighborhood meetings. The first one was about a year ago and what we had initially came in with was large lots, 9,000-square-foot lots, but we were proposing RS5.2. And the neighborhood did not like that, understandably. So, we came back to the table and got creative with a PUD (Planned Unit Development) development, which we very much appreciate staff is supporting. It's a PUD RS10 development. And we think that's the perfect opportunity to transition from this higher density that's to the north into what remains of this RNP and I guess future potential BLM land if it's ever released.

To make sure that it's compatible in scale and size and consistency with the RNP, Lennar is proposing all one-story homes. It's their big really nice one-story homes with three and four car garages. And when I show you the layout as it's evolved, I hope that you'll agree that it is a good option for these types of areas to develop them out but also still be consistent and compatible with the RNP.

So, the first site plan we had was this one. It had a gated entrance off of Mistral and we had proposed the vacation of Shelbourne going through the center. We had thought that maybe the neighbors would want that to be vacated to control the traffic and keep it out of the RNP, but after that second neighborhood meeting and presenting that and working very closely with the neighbor to the east of us, we made some changes. We lost a few lots, and we removed the gated access. So, you can see the entry, although the main entry is still off of Mistral, it is not gated. We also put Shelbourne through, so you can see here. That was at the request of the neighbors to the east of us because they did not want all of the traffic right in front of their house. They wanted to have other options for this development to have traffic exit off of Shelbourne as well.

So, this proposal that's before you was approved at the Planning Commission and your staff supports it because we have withdrawn the two waivers that they hated, which one was the vacation of Shelbourne or the non-dedication of that right-of-way. And the second was we had a throat depth waiver related to the gate. So, we've withdrawn those two waivers. The only remaining waiver is for the one-story homes that Lennar's proposing. There's four car garages and there's a code requirement that we're limited in the width of those driveways. Staff is supporting that waiver because it is a really nice product type. I'll show you here in a second. But again, that's just for the added width of the driveways.

So we met—After this plan came out, we met for coffee. We met out at the property. We've had a whole bunch of dialogue with the neighbors. And we added a bunch of conditions at Planning Commission that are part of your staff report. So, I'll just walk through those quickly. But the conditions that we added were all one-story homes. It's their big product type. You can see here, this is the three car garage model, their four car garage, their 3,500 and 3,700-square-foot homes. So, we're going to limit it to all one-story homes. We said we would do a disclosure to the buyers in the neighborhood that this is an RNP and there are horses and smells that come with an RNP. So that's a condition that the Planning Commission imposed on us.

We are going to do a trail in this area here. This is an NV Energy easement area. So, it's undevelopable and you can't put large trees in it, but it is an opportunity especially across from this residence home to do a nice trail area. Lennar has done that in other communities. This is an example of what it looks like. So, you can really nicely landscape those areas and make them an amenity for the community. And so, we've agreed to a condition to do that, and hopefully that will continue when this neighbor to the south develops out. No gate. We obviously removed the gate. Also, no streetlights internal to the property. We've agreed to do that so that it stays dark out in this RNP with the exception of the public streets. I believe those are the conditions that were added at that neighborhood meeting.

The concerns that remain that you'll hear tonight, some of are not within our control and one of them is drainage. There's a pretty significant amount of water that goes through this parcel here that we do not control. In fact, there's a dip in Edmond that floods and is frustrating, of course, to the residents on Edmond. Our drainage improvements will improve the drainage significantly. Right now, it's about 10 CFS (cubic feet per second) and it'll be reduced down to 6 CFS as a result of our improvements. And then when this parcel comes in, obviously, that'll really improve the area, but we do not have control over that parcel or the ability to do anything drainage related on that parcel.

From a traffic perspective, they've also asked for some stop signs on Shelbourne and on Mistral. Happy to do that, happy to put that in our traffic study as well as some speed limit signs. Those are subject to Clark County's approval, so if they'll allow us to do that, we're happy to do that. The last request they had was that we face some homes out onto Mistral. Lennar did not want to do that because it just feels like it's more of a neighborhood if you have those homes fronting out. But the good news is there will be a lot of eyes on this property with homes if this is approved. And so, some of the nefarious activity that has, I think, historically taken place out here should be eliminated with the addition of these new homes.

The density is now at 3.8 units to the acre, which again is not quite consistent with RNP, but we think is a great option for this area. We've buffered anything RNP with 10,000-square-foot lots and the lot sizes range from about 8,900 up to 16,000-square-foot lots. So, some really nice sized lots and a really compatible and conforming use, and we appreciate staff's recommendation of approval of that as well as Planning Commission's recommendation of approval. If you're inclined to approve it, we would ask that you add those conditions that we did have approved at Planning Commission as well. So, with that said, I'm happy to answer any questions.

TICK SEGERBLOM

This is a public hearing. Anyone here wishing to speak on this item, please come forward.

LANE THIRIOT

Good morning. My name is Lane Thiriot. I'm at 8240 Edmond Street. I am a neighbor that is right there. As Stephanie mentioned, this is going to be a concern with the drainage for me. Everything else that Lennar Homes has proposed is compatible with me. I like the single-story homes. I like the two entrances. They've been very decent about putting landscape in front. They've done quite a bit to make this very compatible.

I'm kind of caught in the middle with this and I have talked to Commissioner Justin Jones. I don't know if there's anything more that we can do about this, but we're kind of caught in the middle because we're rural standards on the one side and because we have to keep the wash where it's at and because Lennar Homes does not own that property that is absentee landowner. Basically, the elevation there, if you can see that, is a little bit different from my corner of my property to the road.

So, my concern is that I wanted to have that elevated to the same elevation as the rest of my property. And my concern is safety with the people that I have in my household as well as the people that are going to be coming down Edmond Street, since Edmond Street will be opened, and there has never been a road in front of my house that is through traffic. So, there will be a lot more traffic through that area there and I would've liked to have had that elevation brought up to the existing road in front of my house.

These pictures are after the rainstorm that we've had recently. We have just a basic rain gauge that collected about a 0.5 inch of rain. This wash does not go through, the water does not go through to the other end. Since the channel has been put in on the other side of the railroad tracks and the detention basin input in there, very seldom do we have very much water that goes through this area. Most of this water puddles right there in the roadway.

So, like I said, I'm kind of caught in the middle here between Lennar Homes. The county owns the road, and we're supposed to keep the wash open, and I'd like to have this a little bit better for us when we go out to get the mail or go for a walk that we're not sliding off the edge of our property. If they're going to bring this road down to match where that wash is, the elevation of that wash, there's 3 feet difference between that and the corner of my property, the middle of that wash. So, I'm not sure exactly what can be done, but that is my concern. Thank you very much.

TICK SEGERBLOM

Thank you.

JOE KRATHWOHL

Hello, everyone. My name is Joe Krathwohl. I live at 8435 Lindell Road, so I'll be across the street and down a few hundred feet from the south end of this project. My biggest concern is how easily this project involves eliminating RNP. This is like a third of the remaining open acreage of our neighborhood and the

houses are probably beautiful. It sounds like a great project, but what she never mentions is the immeasurable deterioration of the lifestyle of an RNP neighborhood.

In 1999, is when I bought my house, I was told by the county I need to live in an RNP because I had tigers and a lion at the time, also have a lot of birds. And over the years, things keep changing, things keep changing. We keep making deals with you guys. Oh, we'll lose a little bit of this corner, but we'll preserve the RNP. We'll lose this street, but we'll preserve the RNP. We just lose every single time. We just get steamrolled over.

Now, many years later, I don't have tigers because the Commission in 2017, took those away. But I am running Nevada's first and only eagle hospital. And I'll tell you, it really hurts that when someone comes in and buys an RNP. It's already zoned for two homes per acre. That's what they should build because we went from a neighborhood where you could have animals to this. This is what our neighborhood looks like now. It's not every day, but we have the church at the northwest corner. It's a business. It didn't even have infrastructure there. The church was built in a horse riding arena and there was nothing we could do to stop it. And now, we have to deal with speeders going by, people slowing down, looking over the fence, casing the front yard looking for things to steal. It's not safe in front of my own home on a lot of days. I no longer have my beware of tigers sign out front so that doesn't keep people away.

And it really comes down to existing homeowners versus developers. They seem to get whatever they want out of you guys, and I don't know what it is. I know people. Maybe you just hate people with animals. Maybe it's just me. Maybe everybody else is okay, but these fights happen over and over. We lose every single time. And I'll tell you. Some days, it feels like a war zone and an RNP is not supposed to be that. Maybe there's a Fourth Amendment argument in here. A government entity can't seize your property. Maybe they can't seize your way of life. I don't know.

You know what? Maybe you guys should buy my house. Let me move further out, past Red Rock, down SR-160. I don't know what the answer is, but I know I'm not going to make any points today other than I just want you guys to think about the fact that while all these homes are getting sold, these new people come in, and the traffic is horrific. They don't really meet the neighbors, they don't care about us, and it really hurts us.

TICK SEGERBLOM

Thank you. Anyone else wishing to speak? Seeing no one, I'm going to turn it over to Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. Ms. Gronauer, did you want to address any of the concerns that were raised?

STEPHANIE GRONAUER

If I could just briefly. I know the gentleman that just spoke came to the first neighborhood meeting, I believe, and as I mentioned, this has been about a year of discussions that we've had with residents and it's not easy. It is an RNP. But one thing I want to just point is I think I misspoke. I said 3.8. This is 2.8 units per acre. So while it's not 2 units to the acre, it's 2.8 units to the acre and I do think that these PUD developments that allow a little bit of flexibility so that developers can actually develop projects within the RNP, instead of have these RNP areas sit vacant, is a positive thing for the county and a win-win for the neighborhood as well as development because we are in a housing crisis. That's the reality of it and a lot of these RNPs just sit vacant instead of be developed.

This area, he's absolutely right, has changed pretty drastically. On the other side of Decatur, there is significant development on the east side of Decatur. And north of this, there's much higher density

immediately north across Mistral is 5.2 and 3.3. So significant density around this area. But what we're proposing is not that. What we're proposing is a site plan that has taken a long time to get to this point with respectfully, only a couple neighbors here, a density that's at 2 units [2.8 units] to the acre, all one-story homes, disclosures to the residents and to the buyers in the area that there are animals in the area. So really, we've worked hard to make this as compatible and like an RNP as we could get, understanding that it is a change to the master plan. It is a zone change, which your staff supports, and I commend them tremendously for this because it's not every day you get that kind of recommendation out of staff and so we appreciate it. We've worked really hard to get to this point. We think we have a development that is 100% compatible with the RNP, probably better than most that you've seen. It is a significant chunk of the RNP, but it will look and feel very much like an RNP development.

So, we hope that you'll follow Planning Commission's recommendation, put the conditions on that we offered, and that we negotiated and worked with the neighbors so hard on for the last year and allow Lennar to take this project forward and develop out this vacant land.

JUSTIN JONES

Thank you. I just want to clarify on your site plan here. It shows in front of Mr. Thiriot's house a detached sidewalk on Edmond and I know you've mentioned that that's going to be a trail. So, I just want to make sure that's clear on the record that it is not a detached sidewalk, which is showed on the site plan on that corner there, but rather a landscaped trail. Correct?

STEPHANIE GRONAUER

I actually think the way it's shown is both, but if that's a preference of yours and you don't want both, I think they were going to do some kind of DG (decomposed granite) trail landscaped in this area as well as the curb gutter sidewalk, detached sidewalk. But we're certainly flexible on that. If you'd rather it just be the detached DG trail, we're fine with that too.

JUSTIN JONES

Okay, Mr. Papazian, can you chime in on that?

ANTONIO PAPAZIAN

Thank you, Commissioner. I think doing the curb and gutter is going to improve the drainage in that area, that ponding. They're already cutting the water in half, and I think if we remove—the reason this area ponds, is because what we call, is an Arizona crossing. The road kind of dips and as soon as we eliminate the dipping of the road, the ponding will stop. So, I think this is a good start with adding the, at least, curb and gutter. The trail, obviously, is up to you, but I think the property to the east, will see even less water if there was curb and gutter there so that it could channel the water to the south.

JUSTIN JONES

Okay. Can you also comment on the request for stop signs at the two intersections there?

ANTONIO PAPAZIAN

Correct, Commissioner. So, when they're going to have a traffic study, they'll have a comment letter and when they prepare their civil improvement plans, we'll be asking for, and the engineers know, that stop signs will, especially at an intersection, will be there.

MOTION

JUSTIN JONES

Okay. All right. With that, I appreciate the work that was done on this project. I understand that it is not 2 per acre, but in light of the fact that there are, I don't even know how many hundreds of acres over in this area and another similar RNPs. I think that single-story homes at the low density that has been proposed is something that makes sense and balances the need for housing with the neighborhood in that area. And I appreciate staff's recommendation of approval of that change in this area.

So, with that, I'll go ahead and move for approval agenda Items 55, 56, 57, and 58 with conditions from Planning Commission as well as those that have been stated here today, including the trail that Ms. Gronauer has identified. Sami?

SAMI REAL

Can we include also Items 59 and 60 in your motion as well?

JUSTIN JONES

Yeah, sorry. 55 through 60.

TICK SEGERBLOM

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

STEPHANIE GRONAUER

Thank you very much.

TICK SEGERBLOM

That motion passed.

STEPHANIE GRONAUER

Appreciate it.

56. ZC-25-0188-PARAMOUNT INVESTMENTS CO:

ZONE CHANGES for the following: 1) reclassify 19.4 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise (description on file). JJ/rk (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 55, 57, 58, 59, AND 60).

CONDITIONS OF APPROVAL –

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) – Engineering

- Applicant is advised that there is an active septic permit on APN 176-13-501-013; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0078- 2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

57. VS-25-0189-PARAMOUNT INVESTMENTS CO:

VACATE AND ABANDON easements of interest to Clark County located between Mistral Avenue and Camero Avenue (alignment), and between Lindell Road and Edmond Street; a portion of right-of-way being Lindell Road located between Mistral Avenue and Camero Avenue (alignment); a portion of right-of-way being Shelbourne Avenue located between Lindell Road and Edmond Street; portions of right-of-way being Mohawk Street located between Mistral Avenue and Camero Avenue (alignment); and portions of right-of-way being Mistral Avenue between Lindell Avenue and Edmond Street within Enterprise (description on file). JJ/rg/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 55, 56, 58, 59, AND 60).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Right-of-way dedication to include 25 feet to the back of curb for Mistral Avenue, 25 feet to the back of curb for Edmond Street, 50 feet to the back of curb for Shelbourne Avenue and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

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

VACATION OF RIGHT-OF-WAY FOR SHELBOURNE AVENUE WAS WITHDRAWN.

58. WS-25-0191-PARAMOUNT INVESTMENTS CO:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate right-of-way dedication; 2) increase driveway width; and 3) reduce throat depth in conjunction with a proposed single-family residential development on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 55, 56, 57, 59, AND 60).

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 streetlights on the internal streets;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to the back of curb, vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights and traffic control devices;
- Right-of-way dedication to include 25 feet to the back of curb for Mistral Avenue, 25 feet to the back of curb for Edmond Street, 50 feet to the back of curb for Shelbourne Avenue and associated spandrels.

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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; 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.

Southern Nevada Health District (SNHD) – Engineering

- Applicant is advised that there is an active septic permit on APN 176-13-501-013; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0078- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #1 AND #3 WERE WITHDRAWN.

59. PUD-25-0190-PARAMOUNT INVESTMENTS CO:

PLANNED UNIT DEVELOPMENT for a 57 lot single-family residential detached development with modified development standards on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 55, 56, 57, 58, AND 60).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- All homes to be single-story;
- Install landscaping and a trail on Common Lot C, if permitted by NV Energy;
- Disclosure to be provided to future homebuyers informing them of neighboring agricultural uses, including but not limited to horses and other livestock and associated odors, insects, and lighting;
- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 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;
- 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 Mistral Avenue, 25 feet to the back of curb for Edmond Street, 50 feet to the back of curb for Shelbourne Avenue and associated spandrels;
- The installation of detached sidewalks will require dedication to the back of curb, vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights and traffic control devices.

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.

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

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) – Engineering

- Applicant is advised that there is an active septic permit on APN 176-13-501-013; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0078- 2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

60. TM-25-500043-PARAMOUNT INVESTMENTS CO:

TENTATIVE MAP consisting of 57 single-family residential lots and common lots on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 55, 56, 57, 58, AND 59).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require dedication to the back of curb, vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights and traffic control devices;
- Right-of-way dedication to include 25 feet to the back of curb for Mistral Avenue, 25 feet to the back of curb for Edmond Street, 50 feet to the back of curb for Shelbourne Avenue 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.

Building Department – Addressing

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

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0078- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 61, 62, 63, 64, and 65)

61. PA-25-700004-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the east side of Hauck Street and the north side of Camero Avenue within Enterprise. JJ/rk (For possible action)

ACTION: ADOPTED WITH CONDITIONS (RESOLUTION R-5-21-25-5; COMPANION ITEMS 62, 63, 64, AND 65).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

SAMI REAL

Next are companion Item 61 through 65.

- Item 61, PA-25-700004. Plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the east side of Hauck Street and the north side of Camero Avenue within Enterprise.
- Item 62, ZC-25-0082. Zone changes for the following: reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and remove the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Hauck Street and the north side of Camero Avenue within Enterprise.
- Item 63, VS-25-0081. Vacate and abandon easements of interest to Clark County located between Hauck Street and Decatur Boulevard and between Shelbourne Avenue and Camero Avenue within Enterprise.
- Item 64, WS-25-0083. Waivers of development standards for the following: reduce setbacks; eliminate street landscaping; increase retaining wall height; modify residential adjacency standards; and allow modified driveway design standards. Design review for a proposed single-family residential development on 2.5 acres and an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise.
- Item 65, TM-25-500019. Tentative map consisting of 6 single-family residential lots and common lots on 2.5 acres on an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise.

STEPHANIE GRONAUER

Good afternoon.

TICK SEGERBLOM

Good morning.

STEPHANIE GRONAUER

Oh sorry, not yet. Good morning, Mr. Chairman. Commissioner, Stephanie Gronauer, 1980 Festival Plaza Drive, here on behalf of the applicant, Lennar Homes, again. This property is the 2.5 acres that I just referenced in our last set of items that's just to the east of the project you approved. It's actually closer to

Decatur. It's on the west side of Decatur. The master plan in this area is also RNP on the property, but you can see immediately adjacent to it, it is planned for commercial. So very similar to the last project.

However, I think the transition in this case is actually slightly different because at some point this should be commercial that develops out, and instead of having half acre lots immediately adjacent to commercial, we're proposing a similar sized development at a density of 2.4 to the acre instead of 2.0 to the acre. So again, very close to an RNP density but not quite. We think that's a better transition from this commercial into the RNP.

The site plan that's before you has also evolved over time with those neighborhood meetings I referenced over the course of the last year. This was originally what was proposed. We had two larger lots at 16,000 roughly square foot lots and then four 10,000-square-foot lots for, again, a total density of just under 2.5 to the acre.

At the neighborhood meeting, there was a request that we front homes out onto Hauck and so we did revise the site plan to do so. This is the revised site plan still with six lots, but two of them, the larger ones, were flipped to be on Hauck. These are the 16,000-square-foot lots, and they will have homes that face out similar to the residents across the street. Then there's four approximately 0.25 acre lots internal to the property. Again, what I believe to be a better transition from this future commercial to the east and then the larger lots immediately adjacent to the homes to the west.

There were a handful of neighbors, maybe two or three that lived in this area. I'm not sure they're here today. I think their preference would've been that these two lots also front out, which unfortunately doesn't make for ideal community for Lennar. They'd like to keep it the way it is with the 2.4 units to the acre in the homes, these two internal homes fronting.

Because of the size of this property and it's much smaller than the last project, we were not able to do a PUD with this development. So, we have waivers of development standards attached to this one that were not attached to the last one. It's to allow the setbacks to be smaller in the front. I have actually a lot fit that you can see here. Portions of the homes, they'll have 20-foot front yard setbacks with portions of the homes that encroach. This one has 15 feet, 15 feet. I think the smallest is maybe about 15 feet, so slight encroachments of the homes.

This is the orientation I was just talking about with the homes fronting onto Hauck. There's a waiver of landscaping, but that's only because, again, these homes are going to be fronting Hauck, so we'll have front yard landscaping instead of your traditional detached sidewalk landscaping, although we are still proposing detached sidewalk on Hauck and on Camero. The setbacks in the rear were slightly reduced as well because of the residential adjacency. So, we'll have a minimum 20-foot rear yard setbacks, a minimum 5-foot side yard setbacks. But these homes were oriented so that they will look and feel very similar to an RNP. All one-stories, again, that same condition that we had on the last application at a density of 2.4 units to the acre. So, we think this is a good compromise and even though it's not quite RNP, it's RNP-ish and should look and feel just like the RNP around it, adjacent to the future commercial. So, we would ask for your approval on this application with Planning Commission's conditions of approval as well.

TICK SEGERBLOM

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

JUSTIN JONES

Mr. Chair. Mr. Papazian?

ANTONIO PAPAIZAN

Thank you, Commissioner. Commissioner, they have a waiver for large driveways, 37 feet. It's waiver of standard number five. We're okay with the internal houses to have that since the traffic internal to the private street is minimal. But Hauck is a public street and we would like to add a waiver that says that they must meet the 28-foot driveway standard. That's the maximum we allow off of a public street.

JUSTIN JONES

Ms. Gronauer?

STEPHANIE GRONAUER

Sorry, I'm not clear. If you're seeing the 20-foot setback, we have that with the width.

ANTONIO PAPAIZAN

No, the driveway waiver of standards number five is to increase the driveway width for a garage serving three or more cars to 37 feet. I said however, we're okay with lots two, three, five, and four to have that larger driveway because it is internal to a private street with minimal traffic. But because Hauck is public and the traffic is not minimal that we're going to condition you to the maximum 28-foot standard on Hauck for lots one and six.

STEPHANIE GRONAUER

So, if that's the case, then I'd prefer to go back to the other orientation because the unfortunate part with that is that the product type would change and that's a real unfortunate thing for, I think, the whole community, that the product type that they're proposing are these three car garages and four car garage homes. Which is really probably the one thing the neighborhood really loved about these projects because these are over a million dollar homes with those added garages for toys and all the things that RNPs have. But in order to do that, to have this type of product type, we have to have that waiver for the four car garages.

So, the alternative, I guess, would be to front the homes back onto the private street or we'd ask that you approve the waiver on Hauck as well. Or alternatively, apparently, the three car garage will work. So, if you want to mandate that these be three car garages, then we could do that. It just eliminates the four car garage.

MOTION

JUSTIN JONES

All right. Then with that, then we will go ahead, and we'll go make a motion for approval of agenda Item 61 through 65 with Planning Commission conditions and then the additional condition that, as stated by Mr. Papazian, the driveways will be limited to 28 feet on parcels, or on numbers lots one and six.

STEPHANIE GRONAUER

Okay.

TICK SEGERBLOM

All right. There's a motion. Cast your vote.

VOTE

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

TICK SEGERBLOM

That motion passes. Thank you.

STEPHANIE GRONAUER

Thank you very much.

62. ZC-25-0082-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:

ZONE CHANGES for the following: 1) reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Hauck Street and the north side of Camero Avenue within Enterprise (description on file). JJ/rk (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 61, 63, 64, AND 65).

CONDITIONS OF APPROVAL –

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be

available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0164- 2024 to obtain your POC exhibit; and flow contributions exceeding District estimates may require another POC analysis.

63. VS-25-0081-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:

VACATE AND ABANDON easements of interest to Clark County located between Hauck Street and Decatur Boulevard and between Shelbourne Avenue and Camero Avenue within Enterprise (description on file). JJ/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 61, 62, 64, AND 65).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

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

64. WS-25-0083-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate street landscaping; 3) increase retaining wall height; 4) modify residential adjacency standards; and 5) allow modified driveway design standards.

DESIGN REVIEW for a proposed single-family residential development on 2.5 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise. JJ/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 61, 62, 63, AND 65).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Driveway width on Lot 1 and Lot 6 to be no more than 28 feet;
- Drainage study and compliance;
- Full off-site improvements;
- No streetlights on the internal streets;
- Right-of-way dedication to include 25 feet to the back of curb for Hauck Street, 25 feet to the back of curb for Camero Avenue, and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0164- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

65. TM-25-500019-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN: TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 2.5 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise. JJ/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 61, 62, 63, AND 64).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 25 feet to the back of curb for Hauck Street, 25 feet to the back of curb for Camero Avenue, and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department – Addressing

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

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0164- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 66, 67, and 68)

66. VS-25-0055-305CCD, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Convention Center Drive located between Channel 8 Drive and Debbie Reynolds Drive; a portion of right-of-way being Debbie Reynolds Drive located between Convention Center Drive and Desert Inn Road; and a portion of right-of-way being Desert Inn Road located between Channel 8 Drive and Debbie Reynolds Drive within Winchester (description on file). TS/hw/kh (For possible action)

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

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

- 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;
- Applicant to coordinate with Public Works - Traffic Division for a pedestrian crossing on Convention Center Drive;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

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

SAMI REAL

Next, are companion Item 66 through 68.

- Item 66, VS-25-0055. Holdover vacate and abandon a portion of right-of-way being Convention Center Drive located between Channel 8 Drive and Debbie Reynolds Drive; a portion of right-of-way being Debbie Reynolds Drive located between Convention Center Drive and Desert Inn Road; and a portion of right-of-way being Desert Inn Road located between Channel 8 Drive and Debbie Reynolds Drive within Winchester.
- Item 67, UC-25-0053. Holdover amended use permits for the following: transient and non-transient hotel; day and nightclub; and offices as a principal use. Waivers of development standards for the following: increased drive aisle length (no longer needed); reduce loading spaces; reduce throat depth; and alternative street designs. Design reviews for the following: a shopping center; and a hotel and convention center complex on 6.03 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester.
- Item 68, SDR-25-0054. Holdover sign design reviews for the following: increase directional sign area; increase electronic message unit, video; increase the number of freestanding signs; allow roof signs; and proposed signage in conjunction with a proposed hotel and shopping center on 6.03 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester.

And Commissioners, I have an additional condition to add from the Department of Aviation, and I'm going to read that into the record. So, the Department of Aviation request to add a condition reading:

- Due to the FAA's Determination of Hazard for any heights exceeding the points specified within the ASN's, all cranes and temporary equipment will require separate FAA airspace determinations that provide "Determinations of No Hazard to Air Navigation." A Crane/Temporary Equipment Plan that includes a separate FAA airspace determinations must be submitted and approved by the Department of Aviation before any building permits are issued.

Thank you.

TICK SEGERBLOM

Lebene, are you aware of that?

LEBENE OHENE

Yes, sir.

TICK SEGERBLOM

Okay.

LEBENE OHENE

And we agree with it.

TICK SEGERBLOM

I know the White House called specifically for this, so hopefully everybody was okay with it.

LEBENE OHENE

Good morning, Commissioners, again. Lebene Ohene, 520 South Fourth Street, representing the applicant. With me is the developer of the project, Lorenzo Doumani, and his posse. To orient you to the site, this site is located south of Convention Center Drive and west of Debbie Reynolds Drive, and it's right across from the expanded Convention Center Drive. And this was the old location of the Debbie Reynolds Hotel.

Their request, which is basically the second request for a hotel and shopping center on this site. Previous submittals and approvals were in 2018. So, the request is for a shopping center and also a hotel, non-gaming hotel on the site. The site, it's narrow and long and goes all the way to Desert Inn. The first application is for vacation and abandonment application to allow for detached sidewalk. Staff recommended approval and town board recommended approval and will appreciate your approval of that as well.

The hotel element is up to 620 feet. In actual fact, in preparation for the possibility of the FAA and the height, the hotel building, the maximum height is about 575 feet to make up for the signage and the cranes, and all those. So those conditions will work for us. And if we have to go to the hazard board as part of the construction when it's in the building department, we will do that as well.

That's a total of 604 hotel rooms with a convention center and the shopping center. This is the design of the hotel and the plaza including—the plaza, it's only about a 100 feet high and it's only 66,000 square feet. And the intent is to build the plaza first as phase one and then build the hotel element as phase one. So, we would appreciate the allowance to do phase one prior to the hotel element.

We do have some waivers with the application. The first waiver, it's no longer needed, it's within the garage. The staff recommended approval for waiver number two, which is the loading areas, which is based on operations of any hotel. They know the exact numbers they need. Staff did recommend approval for that.

Public Works had issues with waivers number three and four. We went back to the drawing board and with Mr. Antonio's [Papazian] help, we redesigned this eastern driveway to reduce the conflicts that, in fact, he was totally correct about. And so, this area was redesigned, the building was pushed to the north, so there's more circulation to the back for the plaza and for the hotel on this eastern driveway. And I know the plans are a little faint. A median was put in and so you can only go in going south and then circulate in this area for the plaza and then for the hotel to reduce conflict for both in this area, the throat debt was increased. It was 3 feet, it's increased to 15 feet, and then the circulation is just one way, and then through to Debbie Reynolds Drive, which totally reduces the conflict in this area. Mr. Antonio [Papazian] and his staff reviewed the new circulation and, [in] the end, agreement with that.

Since this is one way, even though there's a waiver, all the stocking would be on the site and not onto Debbie Reynolds, so he was okay with that. With the additional driveways, these are all internal to the site, so they enter in and circulate inside, which then doesn't impact Debbie Reynolds as well. And you can see with the final driveway, which is closer to Desert Inn, as shown this is an internal, once they enter, it's an internal circulation, which also does not impact Desert Inn. So Public Works is okay with that use and the redesign we did. He actually sent us an email supporting our redesign, so we do appreciate it.

The third application is a sign design review for the resort, which includes increases in freestanding signs, directional signs, video screens, and also animated signage. We find that this project is just south of the expanded convention center area and really will spare development in that area really across from the convention center.

So, we would appreciate your approval of the application as requested, with the conditions in your agenda. The Winchester Town Board did recommend approval of the application as submitted, and we would appreciate your approval as submitted as well. And with that, I'm here to answer any questions. Thank you.

TICK SEGERBLOM

Thank you. This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, we'll close the public hearing. And it's in my district, I'll just say that, as I said earlier, we had a major problem as far as getting approval from the airport, but thanks to some higher-ups went to the White House and made it all happen. So, we're here today to get this moving. It's also pretty amazing that the Tropicana comes down this year and we start to plan the new Tropicana from the Doumani family. So, thank you so much for doing that. Did you have any comments? I know they praised you, so that's pretty good. Any comments on the planning sign? No.

LORENZO DOUMANI

Good morning, Commissioners. Lorenzo Doumani, I'm the developer, and I just wanted to show you guys exactly what it is proposing and it's basically, as Lebene had said. It is in two phases. It's 604 room, 5-star, non-gaming, convention-oriented and wellness-oriented hotel. This portion's going to be built first. It's basically 60,000 feet of restaurants and retail. Freestanding, great frontage. Anybody that's driven down Convention Center knows about the only thing there is right now is Bagelmania, then Caros at night. So, it's drastically, I think needed for the convention business.

And that'll start first. Our goal is to break ground in March. This will take under a year to build. It's just two stories, and the hotel will follow the following year, and that'll be a 30 month build. It's a 620-foot tower and the design is actually kind of—I don't know if anybody's familiar with the Nevada Neon Museum. Paul Williams, the famous African American architect had designed the La Concha Motel for my grandfather in 1959 and this whole project is actually based on Paul Williams' original renderings for my grandfather.

It's kind of, I want to take Vegas back to—I grew up here my whole life and it's lost to me the personality, the warmth, and the charm. We got great 4,000 room mega resorts. They're wonderful, they're great for everything, but I think we need a little bit of the 1960s Rat Pack kind of vibe. And we're trying to provide an alternative, and I think provide something that Vegas had had for years, but is lost, and hopefully we can bring back and it can grace the skyline for many years to come. Thank you.

TICK SEGERBLOM

Thank you so much. And if you stick around, you'll hear us more about the Rat Pack and Commercial Center, so this is a retro hearing today, but thank you so much.

LORENZO DOUMANI

Absolutely.

TICK SEGERBLOM

And make sure that you turn it around so the—

LORENZO DOUMANI

An Elvis impersonator out in the lobby.

MOTION

TICK SEGERBLOM

Okay, very cool. All right, anyone have any further questions? If not, I'll make a motion for approval subject to all the conditions. Thank you.

LEBENE OHENE

Thank you, Commissioners, and have a good day.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

67. UC-25-0053-305CCD LLC:

HOLDOVER AMENDED USE PERMITS for the following: 1) transient and non-transient hotel; 2) day and nightclub; and 3) offices as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase drive aisle length (no longer needed); 2) reduce loading spaces; 3) reduce throat depth; and 4) alternative street designs.

DESIGN REVIEWS for the following: 1) a shopping center; and 2) a hotel and convention center complex on 6.03 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. TS/hw/kh (For possible action)

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge UC-23-0552;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;

- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan prior to the approval of the grading permit;
- 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;
- 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;
- Applicant to coordinate with Public Works - Traffic Division for a pedestrian crossing on Convention Center Drive.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, 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;
- Due to the FAA's Determination of Hazard for any heights exceeding the points specified within the ASN's, all cranes and temporary equipment will require separate FAA airspace determinations that provide "Determinations of No Hazard to Air Navigation." A Crane/Temporary Equipment Plan that includes the separate FAA airspace determinations must be submitted and approved by the Department of Aviation before any building permits are issued.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no

longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0040- 2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

68. SDR-25-0054-305CCD, LLC:

HOLDOVER SIGN DESIGN REVIEWS for the following: 1) increase directional sign area; 2) increase electronic message unit, video; 3) increase the number of freestanding signs; 4) allow roof signs; and 5) proposed signage in conjunction with a proposed hotel and shopping center on 6.03 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. TS/hw/kh (For possible action)

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

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.

Fire Prevention Bureau

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

SEC. 6. AGENDA ITEMS

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

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

70. AG-25-900355: Discuss amending the Clark County Master Plan to add a new single-family residential land use category; and direct staff accordingly. (For possible action)

ACTION: STAFF DIRECTED.

SAMI REAL

Next is Item 70.

- Item 70, AG-25-900355. Discuss amending the Clark County Master Plan to add a new single-family residential land use category; and direct staff accordingly.

Commissioners, Commissioner Becker requested that I place a discussion item on the agenda to talk about adding back a residential category into the master plan that allows for a density of 3.5 dwelling units to the acre.

Prior to the update of the master plan that was adopted in November of 2021, we had a land use category that allowed 3.5 dwelling units to the acre. That land use category comprised less than 5% of the total land that was designated for single-family residential uses and was in limited areas in the northwest and the southwest. Looking back, we find that this category would actually probably benefit some of the projects that we're seeing today, and some of the proposals that we're seeing today. And so, we're asking that you direct us to add a residential category back to the master plan that allows for the 3.5 dwelling units to the acre.

TICK SEGERBLOM

Commissioner Becker, you want to chime in?

APRIL BECKER

Well, I think Sami covered it all. It's just become an issue. I've only been here four months, and I've come into this issue multiple times with people trying to work with the parcels that are left. And I think it was the right move when you're looking at big portions of builders' development, they didn't need that. But now as we're trying to work with the people that are left and the small parcels, it's become an issue. And I would just like to see if we could add that back and I think it would really help some of the people that have been approaching me to try and finish up the parcels that we have left.

TICK SEGERBLOM

Commissioner Jones?

JUSTIN JONES

Thank you, Mr. Chair. I fully support this. I think it would be the perfect type of transitional density that would apply to some of the applications that we had in my district here today. So fully supportive.

TICK SEGERBLOM

All right, so I think that's direction to come back. And thank you for after four months already changing everything going on here, so we appreciate it.

SEC. 7. ORDINANCES – INTRODUCTION

71. ORD-25-900250: Introduce an ordinance to consider adoption of a Development Agreement with Paramount NA LLC for a single-family residential development on 2.67 acres, generally located west of Arville Street and north of Rush Avenue within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JUNE 4, 2025, AT 9 A.M. (BILL 5-21-25-1).

SAMI REAL

All right, direction received. Next are ordinances for introduction. Item 74 through 76 are all standard development agreements.

- Item 71, ORD-25-900250 is for the adoption of a development agreement with Paramount NA LLC for a single-family residential development on 2.67 acres.
- Item 72, ORD-25-900266 is for a development agreement with Selco Land Holdings LLC for a minor training facility with all accessory retail uses on 1.8 acres.
- Item 73, ORD-25-900273 is for a development agreement with Stone Land Holdings LLC for a single-family residential development on 2.5 acres.
- Item 74, ORD-25-900274 is for development agreement with Mithrandir LLC for a vehicle maintenance and repair facility on 5 acres.
- Item 75, ORD-25-900287 is for a development agreement with Hancock Foundry Vegas LLC for office warehouse development on 2.14 acres.
- Item 76, ORD-25-900288 is for a development agreement with Beazer Homes Holding LLC for a single-family residential subdivision on 7.55 acres.

Commissioners, we request that you set the public hearing for June 4, 2025.

TICK SEGERBLOM

All right, I'll introduce the ordinances and set the public hearing for June 4, 2025.

72. ORD-25-900266: Introduce an ordinance to consider adoption of a Development Agreement with Selco Land Holdings LLC for a minor training facility with accessory retail uses on 1.8 acres, generally located north of Sunset Road and west of Tenaya Way within Spring Valley. MN/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JUNE 4, 2025, AT 9 A.M. (BILL 5-21-25-2).

73. ORD-25-900273: Introduce an ordinance to consider adoption of a Development Agreement with Stone Land Holdings, LLC for a single-family residential development on 2.5 acres, generally located north of Pebble Road and west of Redwood Street within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JUNE 4, 2025, AT 9 A.M. (BILL 5-21-25-3).

74. ORD-25-900274: Introduce an ordinance to consider adoption of a Development Agreement with Mithrandir LLC for a vehicle maintenance and repair facility on 5.0 acres, generally located south of Maule Avenue and east of Redwood Street within Enterprise. MN/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JUNE 4, 2025, AT 9 A.M. (BILL 5-21-25-4).

75. ORD-25-900287: Introduce an ordinance to consider adoption of a Development Agreement with Hancock Foundry Vegas LLC for an office/warehouse development on 2.14 acres, generally located west of Pioneer Way and south of Teco Avenue within Spring Valley. MN/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JUNE 4, 2025, AT 9 A.M. (BILL 5-21-25-5).

76. ORD-25-900288: Introduce an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings LLC for a single-family residential subdivision on 7.55 acres, generally located west of Valley View Boulevard and north of Richmar Avenue within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JUNE 4, 2025, AT 9 A.M. (BILL 5-21-25-6).

PUBLIC COMMENTS

SAMI REAL

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

TICK SEGERBLOM

This is the last period for public comment. I see Al's eagerly waiting there. Anyone else want to make a public comment, you can come on up.

AL ROJAS

Okay. I got here late. There was a lot of stuff that was going on in my area of Sunrise Manor, but I do want to bring up two issues—

TICK SEGERBLOM

I'm sorry, I need you to state your name and spell your last name.

AL ROJAS

My name is Al Rojas. I live in Sunrise Manor area, up close by Hollywood and Lake Mead. I just want to say that there's a lot of great development going on at Sunrise Manor. I got here late. You guys can laugh all you want, but I like that residence. It reminds me of when I graduated high school and I went to Irvine, when Irvine was first developing, and the Sunrise Manor master plan has great potential. And I'm sorry that I missed the time that I got here.

So, I'm going to look at the clock to try to address two major issues that I think are happening in our area that have the people had attention to. I went to the homeless meeting that you guys had over on Flamingo and Maryland, and I got to tell you, it's shocking the disaster that's going on down there, that this homeless problem has gotten so bad.

Now, I lived in Huntington Beach in Newport for many years in that area, and controlling a beach is 10 times harder than what we got going on here. And I got to tell you, these homeless people are amateurs compared to the people that we had to deal with. And I think that you're overlooking the fact—you guys are going around saying that we need a village, and we have a great Neighborhood Watch program that is supported by Metro (Las Vegas Metropolitan Police Department) that I'm putting into work in my areas. I've already cleaned up three shopping areas by just going knocking on doors onto these businesses and getting people engaged.

And I do believe that when you have your next meeting next month that you ought to get law enforcement to get up there and start pushing this Neighborhood Watch program because it's very, very powerful, and the people have got to get more engaged. Over on the beach, everybody knows each other, all the businesses know each other. There's a homeless coming down the street, everybody is aware of it, and we don't let encampments get out of control. And that's what's happening.

The other issue has to do with these RVs (Recreational Vehicle). The laws right now when somebody parks an RV on the street, we can't get them off. I talk to Public Works, I talk to Metro, I talked to code enforcement, and they can't work together to get these RVs off the street. We need an ordinance to stop RVs from being on the street. Period. That's what's going to solve a lot of problems. It's becoming a hazard over there. They're getting on fire. There's already three of them that have been on fire. It's a disaster. Let's get an ordinance. Let's stop the RVs. Let's start pushing Neighborhood Watch. It doesn't take a village; it takes a network. Thank you very much.

TICK SEGERBLOM

Thank you.

MIKE KOSOR

Good morning, Commissioners. My name is Mike Kosor, K-O-S-O-R. It's been years since I've been here before you, and so unfortunately, I find myself back here once again on a very similar issue that I was here before. I met with Commissioner Jones a little over a month ago. I raised a concern with Commissioner Jones that the county was violating Nevada law. I provided some very detailed explanations as to why I believe so and asked for simply an explanation. Was it or was it not? Some kind of a response. I've received none.

I also provided information that indicated that there was some problems with the handling of a development agreement, the same development agreement I was here before you about three to four years ago. You approved an extension to that development agreement, but you did not complete the required audits that were necessary. I simply asked for the audits. I asked for a copy of the audits related to the RCD that were issued and should have been done before this extension was offered. Once again, I get no response. So unfortunately, I find myself here asking you because it is not just Commissioner Jones's district that's involved, that the Commission takes some action and actually just get me and the nearly 10,000 people that live in my community the information that I've requested.

I think that's pretty simple and should be available, and the stonewalling that's currently occurring should not have occurred. So, apologize for taking up your time at the end of the day here. But frankly, I'm left with a few options, and the remaining options are not something I wish to pursue. So, I would hopefully get some answers and I'm around, I've got some things here in the staff that I have to ask some questions on unrelated. But thank you very much for your time.

TICK SEGERBLOM

Could you just say the development agreement or the areas where you live?

MIKE KOSOR

I live in Southern Highlands. All the Commissioners, I think but one here, two here, were available and went through multiple iterations of this. That development agreement was looked at significantly, and there were issues related to it back years ago, and so this is just a continuation of that. Thank you very much.

TICK SEGERBLOM

All right, thank you. Anyone else wishing to speak? Seeing no one, we'll close the public hearing. We'll adjourn and Redevelopment meeting will start in five minutes.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 10:35 a.m., the meeting was adjourned.

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

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[ONLINE MEETING LINK](#)

APPROVED: /s/ Tick Segerblom
TICK SEGERBLOM, CHAIR

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