



togetherforbetter

Board of County Commissioners

Clark County, Nevada

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

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, January 21, 2026:

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

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

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

Commissioners Present:

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

Absent:

None

Also Present:

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

SEC. 2. PUBLIC FORUM

1. Public Comment

MICHAEL NAFT

Good morning. Welcome to the January 21 meeting of the Clark County Commission in our Zoning capacity. We're going to call this meeting to order. The first item on the agenda is public comment. Anyone wishing to speak on an item that is on today's agenda can come forward at this time. I'll note that Items 4 through 19 are expected to be for routine action, which means that they will not have their own standalone public hearing. Seeing no one here for public comment, we will move to the approval of the agenda.

SEC. 3. AGENDA

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

ACTION: APPROVED.

SAMI REAL

Good morning, Commissioners. The second item is the approval of the agenda after considering any additions or deletions of items. Staff has the following requests, which may require renotification fees in accordance with Title 30:

Hold to the February 4, 2026, Zoning meeting:

- Item 22, VS-25-0819
- Item 23, WS-25-0820
- Item 26, WS-25-0461

Hold to the February 18, 2026, Zoning meeting:

- Item 36, ZC-25-0776
- Item 37, UC-25-0777

Hold no date:

- Item 20, ET-25-400110 for ZC-04-2507

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 20, 22, 23, 26, 36, and 37, the agenda stands ready for your approval.

MOTION

WILLIAM MCCURDY II

With the deletions read into the record, I move approval of the agenda.

MICHAEL NAFT

Commissioner McCurdy II, as a motion for approval, please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion carries.

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 December 17, 2025, Zoning meeting are ready for approval.

MOTION

WILLIAM MCCURDY II

I move approval of our meeting minutes.

MICHAEL NAFT

Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion carries.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 19

ACTION: APPROVED.

SAMI REAL

Next are the routine action items, which consist of Items 4 through 19. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. Additionally, staff has the following request:

- Item 6, ET-25-400132 for UC-22-0557 change the Comprehensive Planning time to commence from two to four years.

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 the recommended changes read into the record, I move approval of our routine action items.

MICHAEL NAFT

There's a motion for approval of the routine action Items 4 through 19.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion carries.

4. DR-25-0823-BDA NORTH, LLC:

DESIGN REVIEW for a proposed vehicle wash in conjunction with an existing commercial center on 1.08 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Wigwam Avenue and east of Arville Street within Enterprise. JJ/dd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant 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.

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 #0310-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

5. ET-25-400131 (ZC-22-0542)-DURANGO STOREFLEX, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce driveway throat depth. DESIGN REVIEWS for the following: 1) office/warehouse buildings; and 2) mini-warehouse facility on 2.28 acres in an IP (Industrial Park) Zone. Generally located west of Butler Street and north of Warm Springs Road within Spring Valley. MN/gc/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until November 16, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

6. ET-25-400132 (UC-22-0557)-REDWOOD TORAH CENTER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increase building height; 2) reduce height/setback ratio; 3) alternative landscaping; 4) reduce landscaping; 5) architectural compatibility; 6) eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building; 7) reduce parking; 8) allow access to a local street where not permitted; 9) allow modified driveway design standards; and 10) allow modified street standards.

DESIGN REVIEWS for the following: 1) school; and 2) daycare on 4.08 acres in a CP (Commercial Professional) Zone. Generally located north of Dewey Drive and west of Redwood Street within Spring Valley. MN/md/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 4 years to commence the next Phase of the project 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

7. ET-25-400133 (UC-23-0209)-BESEAU, CONCHITA:

USE PERMIT FIRST EXTENSION OF TIME for personal services (beauty salon).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce trash enclosure setback; 2) reduce parking; 3) alternative street landscaping; 4) alternative landscaping adjacent to a residential use; 6) allow modified street standards; and 7) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) beauty salon on 0.49 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Russell Road and west of Horseshoe Drive within Paradise. JG/md/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Compliance with previous conditions.

8. UC-25-0826-RESORTS WORLD LAS VEGAS, LLC:

USE PERMITS for the following: 1) recreational and entertainment facilities; and 2) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.85 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Genting Boulevard within Winchester. TS/hw/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 1 year to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use

application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Clark County Water Reclamation District (CCWRD)

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

9. PA-25-700047-COUNTY OF CLARK:

PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Mid-Intensity Suburban Neighborhood (MN) on a 0.12 acre portion of a 0.70 acre site. Generally located south of Warm Springs Road and east of Topaz Street within Paradise. JG/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-1-21-26-1).

10. ZC-25-0745-COUNTY OF CLARK:

ZONE CHANGE to reclassify a 0.12 acre portion of a 0.70 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Warm Springs Road and east of Topaz Street within Paradise (description on file). JG/gc (For possible action)

ACTION: APPROVED.

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.

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.

11. ZC-25-0815-FOLKS BROTHERS INVESTMENTS, LLC:

ZONE CHANGE to reclassify 0.62 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of Boulder Highway and south of Glen Avenue within Sunrise Manor (description on file). TS/gc (For possible action)

ACTION: APPROVED.

12. ORD-25-900516: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LV ERIE LLC for a commercial development on 3.53 acres, generally located east of Las Vegas Boulevard and south of Erie Avenue within Enterprise. MN/dd (For possible action)

ACTION: ADOPTED (ORDINANCE 5332; EFFECTIVE 2/05/2026).

13. ORD-25-900867: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with TFC Mountains Edge LLC for a commercial development on 3.88 acres, generally located south of Mountains Edge Parkway and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5333; EFFECTIVE 2/05/2026).

14. ORD-25-900930: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Tripp Family Investments LLC for a restaurant with outdoor dining in conjunction with an existing shopping center on a portion of 4.37 acres, generally located west of Durango Drive and north of Post Road within Spring Valley. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5334; EFFECTIVE 2/05/2026).

15. ORD-25-900950: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Chetak Development for an expansion of an existing shopping center on 4.17 acres, generally located north of Cactus Avenue and east of Valley View Boulevard within Enterprise. JJ/ji (For possible action)

ACTION: ADOPTED (ORDINANCE 5335; EFFECTIVE 2/05/2026).

16. ORD-25-900961: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Cool Storage of Las Vegas LLC for a warehouse and distribution center on 2.12 acres, generally located east of Jones Boulevard and north of Cougar Avenue within Enterprise. JJ/ji (For possible action)

ACTION: ADOPTED (ORDINANCE 5336; EFFECTIVE 2/05/2026).

17. ORD-25-900977: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Picerne Bermuda LLC for a multi-family residential development on 12.2 acres, generally located south of Neal Avenue and west of Bermuda Road within Enterprise. MN/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5337; EFFECTIVE 2/05/2026).

18. ORD-25-900990: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Toll South LV LLC for a single-family residential development on 15.0 acres, generally located south of Pebble Road and west of Grand Canyon Drive within Enterprise. JJ/ji (For possible action)

ACTION: ADOPTED (ORDINANCE 5338; EFFECTIVE 2/05/2026).

19. ORD-25-901051: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on April 20, 2022 and October 22, 2025. (For possible action)

ACTION: ADOPTED (ORDINANCE 5339; EFFECTIVE 2/05/2026).

SEC. 5. NON-ROUTINE ACTION ITEMS 20 THROUGH 47

20. ET-25-400110 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:

HOLDOVER ZONE CHANGE SIXTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to a CR (Commercial Resort) Zone.

USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.

DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/jgh/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (NO DATE, PER THE APPLICANT; APPLICANT ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

21. ET-25-400122 (UC-23-0376)-4380 BOULDER, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a cannabis establishment (consumption lounge) in conjunction with an existing cannabis establishment (retail store and dispensary).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from a school; and 2) reduce separation from a non-restricted gaming property on 4.75 acres in an IP (Industrial Park) Zone. Generally located west of Boulder Highway and north of Twain Avenue within Paradise. TS/rr/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until September 6, 2027 to obtain a valid Clark County business license for this cannabis consumption lounge establishment, or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; 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; a substantial change in circumstances or

regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

SAMI REAL

Next is Item 21, ET-25-400122 for UC-23-0376. Use permit first extension of time for a cannabis establishment (consumption lounge) in conjunction with an existing cannabis establishment (retail store and dispensary). Waivers of development standards for the following: reduce separation from a school; and reduce separation from a non-restricted gaming property on 4.75 acres in an IP (Industrial Park) Zone. Generally located west of Boulder Highway and north of Twain Avenue within Paradise.

MICHAEL NAFT

Good morning.

JENNIFER LAZOVICH

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive here today on behalf of the applicant. This is an existing cannabis location. It does have a dispensary inside. It sits just off of Boulder Highway. We are requesting a first extension of time to add a consumption lounge and staff and Town [Advisory] Board (TAB) recommended approval.

MICHAEL NAFT

Thank you very much. If that completes your presentation, this is a public hearing. Anyone wishing to speak on Item 21 can come forward at this time. Seeing no one, I'll turn it over to Commissioner Segerblom.

MOTION

TICK SEGERBLOM

Thank you, Mr. Chair. This is a mandatory hearing because of the way we deal with cannabis, but truthfully, there's been no opposition, so I'd move to approve.

MICHAEL NAFT

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

VOTE

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

MICHAEL NAFT

That motion carries.

JENNIFER LAZOVICH

Thank you.

22. VS-25-0819-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:

VACATE AND ABANDON easements of interest to Clark County located between Michelli Crest Way and Egan Crest Drive, and Bright Angel Way and Azure Drive within Lone Mountain (description on file). AB/jam/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 4, 2026, PER THE APPLICANT).

23. WS-25-0820-ST ANTHONY NV TRUST & FOUTZ JEFFREY D TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) eliminate street landscaping; 5) waive full off-site improvements; 6) increase driveway width in conjunction with proposed single-family residences on 2.13 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Bright Angel Way and east of Michelli Crest Way within Lone Mountain. AB/jam/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 4, 2026, PER THE APPLICANT).

(Companion Items 24 and 25)

24. WC-25-400127 (SDR-25-0269)-WT ML WARM SPRINGS, LLC:

WAIVER OF CONDITIONS of a sign design review requiring trees to be planted south of freestanding sign to screen chase lighting from residential development to the south in conjunction with a previously approved cannabis establishment (retail store) on 0.9 acres in a CG (Commercial General) Zone. Generally located south of Warm Springs Road and east of Haven Street within Enterprise. MN/dd/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 25).

SAMI REAL

Next are companion Items 24 and 25.

- Item 24, WC-25-400127 for SDR-25-0269. Waiver of conditions of a sign design review requiring trees to be planted south of freestanding sign to screen chase lighting from residential development to the south in conjunction with a previously approved cannabis establishment (retail store) on 0.9 acres in a CG (Commercial General) Zone. Generally located south of Warm Springs Road and east of Haven Street within Enterprise.
- Item 25, SDR-25-0829. Sign design review to modify residential adjacency standards for signage in conjunction with a previously approved cannabis establishment (retail store) on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road and east of Haven Street within Enterprise.

MICHAEL NAFT

Good morning.

BOB GRONAUER

Good morning, Mr. Chairman and Commissioners. My name's Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing Randy Black Sr. on these two matters that are before you. Just to give you a little bit of background here. A few months ago, I was here representing Randy Black Sr. on his marijuana establishment here. We're coming in with some signage and the signage was approved. However, there's some clarifications from that approval. That the reason why I'm here today, that I want to go ahead and

lay out on the record. First of all, with respect to the sign, let me explain to you the sign that's existing on the property and it's right here as I'm showing you on the overhead. We have the sign that is about 25 feet in height. And then in this area here, you can see on the side here, which this would be facing north and south on the property are chase lights.

In regards to working with some of the neighbors in the area that live down in this subdivision located here on the map that I'm showing you, that these items are before you so we could address some concerns. Number one is landscaping along the south property line. What we are proposing today is to put in a minimum of seven, 36-inch box African Sumac trees that will go along the property line in this area to the south. What that will do is that will add to the already trees that are existing there. There's trees that are existing there today that are pine trees, that are about 20 foot on center.

So, what that does is that will intensify the landscaping that would be located down here. Because when I was here before you on the item, when the sign was approved up in this area. We had the sign was approved to put some trees up adjacent to the signage there to help screen the chase lighting, that we'd be facing north and south. Because that has not done a good enough screening job is the reason why we're adding this as a condition that we're before you today.

Also, with the chase lighting, it's not allowed to be on 24/7. We are asking to have the chase lining to be approved and in operation with the exception of the hours between 10 p.m. and 6:30 a.m. So that would, once again, the chase lighting, which would be running to the north and the south, which is along the sign here in this area here, that would not be in operation from 10 p.m. to 6:30 a.m. seven days a week.

And then, the last thing that I want to put on the record as part of putting the trees in, it's my understanding that we are not going to be allowed to have the illumination of the sign and the chasers working until we put those trees in. My client has already ordered those trees and hopefully sometime next week we'll be installing those trees for insulation, that I'm proposing here today. So, I do believe that's in addition and condition that we are not going to be having the sign to be illuminated and the chasing lights until we get those African Sumac trees planted. And, as I said, for the record, just talking to them this morning, the trees are ordered, and we're hoping for next week for installation.

So, with that being said, we're going to still continue to work with the neighbors. If there's any other issues that come up with the operation of the business and the lighting in the area, but these are the things that we've done in working with your staff and the Commissioner and his office along with the neighbors here. So, I believe those three conditions, added to both of these applications, hopefully you could move forward in addressing those issues.

MICHAEL NAFT

Thank you very much. If that completes your presentation, this is a public hearing on Items 24 and 25. Anyone wishing to speak can come forward at this time. Seeing none, I'll close the public hearing. You read in the three conditions that were my intention to add to this application. Director Real, you've got those conditions?

SAMI REAL

I do. Can I just get clarification on the one that talks about the chase lighting not being active between the hours of 10 p.m. and 6:30 a.m. because I also heard not in operation? So, does that mean that those chase lights will be static or those chase lights will be off?

MICHAEL NAFT

They will be off from the hours of 10 p.m. to 6:30 a.m.

BOB GRONAUER

Sorry.

MICHAEL NAFT

Any other clarification needed?

SAMI REAL

No, thank you.

MOTION

MICHAEL NAFT

Thank you. Move for approval of Items 24 and 25 with the additional three conditions read into the record.

VOTE

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

MICHAEL NAFT

That motion carries.

BOB GRONAUER

Thank you and have a good day.

MICHAEL NAFT

Thank you.

25. SDR-25-0829-WT ML WARM SPRINGS, LLC:

SIGN DESIGN REVIEW to modify residential adjacency standards for signage in conjunction with a previously approved cannabis establishment (retail store) on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road and east of Haven Street within Enterprise. MN/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 24).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- A minimum of seven, 36 inch box African Sumac trees shall be planted between the existing trees along the south property line;
- Illumination of the freestanding sign, including the chase lighting, is permitted when the African Sumac trees are planted;
- The chase lighting shall be turned off (non-illuminated) between the hours of 10:00 p.m. and 6:30 a.m.

- 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.

26. WS-25-0461-NELSON, JEREMY & KATIE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate building separation; and 3) modified driveway geometrics in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Silver Falls Avenue and west of Silver View Street within Paradise. MN/tpd/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 4, 2026, PER THE APPLICANT).

(Companion Items 27, 28, 29, 30, 31, and 32)

27. WS-25-0782-NEVADA INTERNATIONAL INVEST, LTD:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision on 5.16 acres in a CG (Commercial General) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 28, 29, 30, 31, AND 32).

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 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 with the single-family residential;
- Traffic study and compliance with the single-family residential;
- Full off-site improvements with the single-family residential;
- Right-of-way dedication to include 25 feet to the back of curb for Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac 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.

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; to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 600 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0313-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 27 through 32.

- Item 27, WS-25-0782. Waivers of development standards for the following: eliminate the drainage study; and waive full off-site improvements in conjunction with a proposed minor subdivision on 5.16 acres in a CG (Commercial General) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise.
- Item 28, PA-25-700048. Plan amendment to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) on 5.16 acres. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise.
- Item 29, ZC-25-0763. ZC-25-0763. Zone change to reclassify a 5.03 acre portion of 5.16 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise.
- Item 30, VS-25-0765. Vacate and abandon easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and Ensworth Street and the I-15 Freeway within Enterprise.
- Item 31, WS-25-0764. Waivers of development standards for the following: eliminate setback to a nondepressed freeway; eliminate street landscaping; and eliminate and reduce landscape buffering and screening. Design review for a proposed single-family residential development on a 5.03 acre portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise.

- Item 32, TM-25-500186. Tentative map consisting of 48 single-family residential lots and common lots on a 5.03 portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise.

MICHAEL NAFT

Thank you. Good morning.

TONY CELESTE

Good morning, Mr. Chair, Commissioners. My name is Tony Celeste, address 1980 Festival Plaza Drive, here on behalf of the applicant. As you can see from the aerial, our site is highlighted in yellow. It is located on the southwest corner of Richmar and Ensworth, and it's bordered by I-15 to the west. As I go through my presentation, I'm going to take some of the things out of order. I'll address Item 27 last. I think it'll make most sense after you hear the rest of the first part of the presentation. So, really be broken into three parts. The first will be a master plan amendment and zone change we have. Second part, the design review and related waivers. And then finally, Item 27, which is a little bit unique on some mapping requests that we're asking for.

So first, master plan amendment. The site is currently planned EM. You can see right here in red. We are asking to amend that plan to CN. We think CN is appropriate, especially when you take a look at the zoning map. It is currently zoned commercial general or CG, but you can see the uses around us are residential. We have RM18 immediately to the east and to the southeast. We have RM50, RM32, so more higher density type residential uses, which CN would allow up to 18 units to the acre, which would be consistent with what is immediately to the east of us and obviously even less dense than what's south to us. We have the corresponding zone change to R2 and that would allow single-family residential developments on kind of compact lots, which would be comparable to what is immediately to the east of us. We appreciate staff's recommendation of approval on both of those applications, the master plan amendment and zone change, as well as Planning Commissions.

The next portion is the design review. As you can see right here from our site plan, again, just to orient you, we have Richmar to the north, we have Ensworth that is running to the east of us, and then the I-15 and the ramp onto the I-15 to the west. We are proposing 48 single-family residential homes. There will be 30 homes located in the cul-de-sac here with access off of Richmar. And then we have 18 homes that are going to front directly onto Ensworth. Those homes will match exactly the homes that are already built and constructed across the street, and we essentially match lot for lot right there across. So, they have 17 homes on the other side that are fronting Ensworth. The reason we have one more, 18, is because our property is slightly longer right here, so we have an additional home right here, but we are matching lot for lot otherwise.

Our lot sizes are very comparable and similar to what's across the street. We are providing two-story homes. It is a mixture of one- and two-story homes in this area. We do have a couple of waivers that are associated with this. The first is with respect to a wall right here, the highway wall, the freeway frontage wall. We are asking to not build that. And the reason being is that right now between NDOT (Nevada Department of Transportation) and Brightline, they're under various contracts throughout this area and developing this corridor as the station will be just to the north of us. And it is NDOT and Brightline that are taking the lead on the construction of this.

In fact, if you just saw in the paper this weekend, there was a lot of commentary about the status of construction and things moving along and contracts being awarded. And to our knowledge, we are one of those contracts in here, but we do have confirming correspondence from NDOT that they are taking the

lead on that wall. So, there will be a buffer wall there, it's just that NDOT will be taking the lead. We appreciate staff's understanding of that and their recommendation of approval on that issue.

We are also— Let me show you this. This probably is a better exhibit to show you. This is the sound wall I was talking about right here that will be built but built by NDOT. We are also building a screen wall on the backside, so the neighbors will have two walls there. We're going to build a 9-foot wall. It'll be a 3-foot retaining wall on top of a 6-foot screen wall. One of our waivers, it relates back to here as well with respect to landscaping. Because we are in a residential district, we are required to do back landscaping back here. However, that landscaping will not be visible from the right-of-way. There will be a sound wall. There's a drainage channel here. We have our own 9-foot-tall wall, so we don't think an additional landscape right there is needed, and we appreciate Planning Commission support on that.

One of our other waivers we do have is with respect to the design of Ensworth. We are providing detached sidewalks along Richmar. We're providing detached sidewalks along Ensworth. However, what we're doing along Ensworth, and hopefully this exhibit will help demonstrate that, is that because Ensworth, as I mentioned, the homes will be front loaded, that'll be our front yard. What we're proposing is to construct our half street improvement of Ensworth, curb gutter, our 5-foot landscape strip, then a 5-foot sidewalk. And then, behind the sidewalk, we would start our drive, our private property or front yard.

So, what we're asking to waive is actually that second 5 foot behind the sidewalk there. But we don't think it's needed because it would be redundant with our front setback there and the landscaping that we're going to provide in our front yard. So, we are providing detached sidewalk along Ensworth, it'll be 5 feet of the landscape strip, 5 feet sidewalk, and then behind the sidewalk, we'll be starting the private property with our front yard landscaping.

One of the conditions we would like to add is that we really didn't have much, or any, landscaping in the front 5 feet adjacent to Ensworth. So, I do have a proposed condition that we did send to Planning, and I think we've worked out the language to read, "Applicant to provide low spreading plants and rocks in the 5-foot wide landscape strip between Ensworth Street and sidewalk as required by Title 30.04.01D." And that, like I said, has been provided to Planning. We have a tentative map as well, that essentially matches the site plan I showed you.

And then finally, to wrap this all up, as I mentioned, Item 27, this is a bit of a unique property in that you can see right here, there is this lot right here that is going to be held out. It is not going to be part of our zone change or master plan amendment. It will remain commercial. Reason being is there is an existing billboard on the site that will be retained by the current owner. So, we are designing around that. And in order for the mapping to work for residential to be mapped residential and to keep the commercial, we have to take a few things out of order in the mapping process, and that is what Item 27 addresses is that waiver. It says we're waiving off-sites. We're not. As you can see, we are actually putting in all the off-sites, it's just timing as to when those off-sites go in. And there are obviously restrictions as to how far we're going to be able to get in development before we can proceed with construction.

So, we appreciate working with Public Works and Public Works is supporting that condition of approval. With that, we agree to all the other conditions, including the additional conditions that Planning Commission put on about, providing notice to our putting in disclosure statements about the billboard, as well as the Brightline train in there. So, we'd ask that you carry on those two additional conditions from Planning Commission. With that, I'm happy to answer any questions you may have.

MOTION

MICHAEL NAFT

Thank you very much. This is a public hearing on Items 27, 28, 29, 30, 31, and 32. Anyone wishing to speak can come forward at this time. Okay, we'll close the public hearing. Thank you, Mr. Celeste, for your presentation, lengthy, but I think it's important to put all that on the record. You referenced a couple conditions, which my motion will be inclusive of with the low spreading plants and rocks and the 5-foot wide landscape strip between Ensworth and the sidewalk. Also, a condition that there be waivers or notifications in the sales agreement for both the future train alignment and the existing billboard that's already on that site.

TONY CELESTE

And we agree to those additional conditions.

MICHAEL NAFT

Thank you. If there's nothing else, I move for approval of Items 27 through 32.

VOTE

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

MICHAEL NAFT

That motion carries. Thank you.

TONY CELESTE

Thank you.

28. PA-25-700048-NEVADA INTERNATIONAL INVEST, LTD:

PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) on 5.16 acres. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/rk (For possible action)

ACTION: ADOPTED (RESOLUTION R-1-21-26-2; COMPANION ITEMS 27, 29, 30, 31, AND 32).

29. ZC-25-0763-NEVADA INTERNATIONAL INVEST, LTD:

ZONE CHANGE to reclassify a 5.03 acre portion of 5.16 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise (description on file). MN/rk (For possible action)

ACTION: APPROVED (COMPANION ITEMS 27, 28, 30, 31, AND 32).

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.

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 0255-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

30. VS-25-0765-NEVADA INTERNATIONAL INVEST, LTD:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and Ensworth Street and the I-15 Freeway within Enterprise (description on file). MN/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 27, 28, 29, 31, AND 32).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works –
- Development Review;
- Right-of-way dedication to include 25 feet to the back of curb for Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac and associated spandrel;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

31. WS-25-0764-NEVADA INTERNATIONAL INVEST, LTD:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setback to a nondepressed freeway; 2) eliminate street landscaping; and 3) eliminate and reduce landscape buffering and screening. DESIGN REVIEW for a proposed single-family residential development on a 5.03 acre portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 27, 28, 29, 30, AND 32).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Applicant to provide low spreading plants and rock in the 5 foot wide landscape strip between Ensworth Street and sidewalk as required by Title 30.04.01D;
- Provide a disclosure form to future homebuyers disclosing the location of the existing billboard;
- Provide a disclosure form to the future homebuyers disclosing the location of the future train;
- 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

- 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 Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac 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.

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 0255-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

32. TM-25-500186-NEVADA INTERNATIONAL INVEST, LTD:

TENTATIVE MAP consisting of 48 single-family residential lots and common lots on a 5.03 portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 27, 28, 29, 30, AND 31).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac 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.

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 0255-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD strict estimates may require another POC analysis.

33. WS-25-0821-TOLL NORTH LV, LLC:

WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements (streetlights) in conjunction with a previously approved single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain. AB/dd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Install conduit and pull boxes for streetlights.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

SAMI REAL

Next is Item 33, WS-25-0821. Waiver of development standards to waive off-site improvements (streetlights) in conjunction with a previously approved single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Craig Road and west of Bonita Vista Street within Lone Mountain.

MICHAEL NAFT

Good morning.

MICHAEL BRADSHAW

Good morning. Michael Bradshaw, Toll Brothers, 1140 North Town Center Drive, Suite 250. I see that your placard now says Chair. Congratulations. Two weeks ago it did not. So, we now can clearly identify you, sir. Anyways, we do have an issue. It's more of a housekeeping issue for this particular project, Commissioners. We applied for this back some seven, eight, nine months ago, proceeded forward. It was then brought to our attention that there were two signals or two streetlights that had presented themselves. We were requested back some time ago by Planning to actually have those removed. For some reason, the representative just didn't get it back to Planning. Bonita Vista did, got Bonita Vista in Grand Canyon, but just not Riley. So, what we're looking for is the reduction or the removal. Everything else will be the same. The conditions will remain as suggested by staff, and we certainly appreciate your time today and would be more than happy to answer any questions you may have.

MICHAEL NAFT

Thank you. This is a public hearing on Item 33. Anyone wishing to speak can come forward at this time. Seeing none, Commissioner Becker?

APRIL BECKER

Yes. This was just somewhat of a routine item. Antonio, did you want to add anything to the conditions?

ANTONIO PAPAZIAN

Thank you, Commissioner. I think the only thing; it's already a condition because we are doing sidewalk on that street that the conduit and pull boxes be added. So later on, if we do decide to install the streetlights, that we don't have to rip up sidewalk panels.

APRIL BECKER

Okay. And that's already in the record? Yeah.

ANTONIO PAPAZIAN

Yes, ma'am.

MOTION

APRIL BECKER

Okay. With that, I would move for approval.

MICHAEL NAFT

There's a motion for approval of Item 33. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion carries, thank you.

MICHAEL BRADSHAW

Thank you very much. Have a great day.

(Companion Items 34 and 35)

- 34. ZC-25-0771-4643 EAST CHARLESTON BLVD, LLC: HOLDOVER ZONE CHANGE to reclassify 0.31 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located east of Arden Street and south of Charleston Boulevard within Sunrise Manor (description on file). TS/jgh (For possible action)

ACTION: APPROVED (COMPANION ITEM 35).

CONDITIONS OF APPROVAL –

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is currently under plan review for a septic system conversion to the CCWRD sewer system; and any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.

SAMI REAL

Next companion Items, 34 and 35.

- Item 34, ZC-25-0771. Holdover zone change to reclassify 0.31 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located east of Arden Street and south of Charleston Boulevard within Sunrise Manor.
- Item 35, WS-25-0772. Holdover waivers of development standards for the following: eliminate and reduce street landscaping; and alternative driveway geometrics. Design review for a proposed vehicle sales facility on 0.83 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Arden Street within Sunrise Manor.

MICHAEL NAFT

Good morning.

NATHAN TAYLOR

Good morning, Mr. Chair, Commissioners. Nathan Taylor, 8414 West Farm Road, representing the applicant today. I'll try to be brief. I'd like to first thank Commissioner Segerblom and his staff for all the time that we put into this project. There was a lot involved and it took us almost a year to get to where we are here today. I would like to, before I forget to, since they're companion items, read into the record that we are withdrawing waiver number one and waiver number two of Item 35. And staff has recommended approval of our zone change. The one thing that we did agree to that I wanted to make sure we read into the record is that all ingress and egress will be off of Charleston. There will be no traffic going on to Nevada. And with that said, we just ask for your approval and I'm here to answer any questions you may have, thank you.

MICHAEL NAFT

Thank you very much. This is a public hearing on Items 34 and 35. Anyone wishing to speak can come forward at this time. Seeing none, Commissioner Segerbloom.

MOTION

TICK SEGERBLOM

Thank you, Mr. Chair. Thank you, Nathan, and thanks to the applicants. Just want to brag about the applicants, I just met them and realized they're from east Las Vegas. They're young, aggressive, maybe not aggressive, but entrepreneurs who are doing this, taking a vacant site that's been a real problem with homelessness, they're going to make it nice. This is an invitation only, so not going to be a lot of people coming to look at the cars. As long as Antonio's okay with the throat depth, then I think we're good. So, I'd make a motion to approve. Thank you so much and thank you guys for coming to east Las Vegas.

MICHAEL NAFT

There's a motion for approval of [Items] 34, 35. I assume that's reflective of the withdrawal of waivers one and two.

TICK SEGERBLOM

Correct.

SAMI REAL

And then can I clarify; do we want to add the condition as proposed to say that all ingress and egress will be from Charleston Boulevard?

TICK SEGERBLOM

Yes.

SAMI REAL

Okay.

MICHAEL NAFT

Please cast your votes on Items 34 and 35.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

MICHAEL NAFT

That motion carries. Thank you.

NATHAN TAYLOR

Thank you, Commissioners. Have a good day.

TICK SEGERBLOM

I look forward to you moving to east Las Vegas too.

NATHAN TAYLOR

Thank you.

35. **WS-25-0772-4643 EAST CHARLESTON BLVD, LLC:**

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed vehicle sales facility on 0.83 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Arden Street within Sunrise Manor. TS/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 34).

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 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;
- All vehicular ingress/egress is limited to East Charleston Boulevard;
- Applicant to dedicate and construct a bus shelter pad behind sidewalk, approximately 50 feet from their west property line per CCUSD No. 234.2.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is currently under plan review for a septic system conversion to the Clark County Water Reclamation District (CCWRD) sewer system; and that any future modifications to existing plumbing fixtures may require additional capacity and connection fees, which will need to be addressed at that time.

WAIVERS OF DEVELOPMENT STANDARDS WERE WITHDRAWN.

36. ZC-25-0776-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:

HOLDOVER ZONE CHANGE to reclassify 0.77 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of Boulder Highway and north of English Avenue within Whitney (description on file). JG/al (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 18, 2026, PER THE APPLICANT).

37. UC-25-0777-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:
HOLDOVER USE PERMITS for the following: 1) vehicle maintenance and repair; and 2) outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce drive aisle width; and 2) modify residential adjacency standards.
DESIGN REVIEW for a proposed vehicle sales and vehicle maintenance and repair facility with outdoor storage and display on 0.77 acres in a CG (Commercial General) Zone. Generally located east of Boulder Highway and north of English Avenue within Whitney. JG/rg/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 18, 2026, PER THE APPLICANT).

(Companion Items 38, 39, and 40)

38. ZC-25-0812-WICO PROPERTIES, LLC SERIES A:
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Arville Street and north of Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action)

ACTION: APPROVED (COMPANION ITEMS 39 AND 40).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Applicant is advised to 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; 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 #0312-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Thank you. Next companion Items, 38 through 40.

- Item 38, ZC-25-0812. Zone change to classify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone, generally located east of Arville Street and north of Richmar within Enterprise.

MICHAEL NAFT

Good morning —

SAMI REAL

- Item 39, VS-25-0813. Vacate and abandon easements of interest to Clark County located between Serene Avenue and Richmar Avenue and between Arville Street and Hinson Street within Enterprise.

- Item 40, UC-25-0814. Use permits for the following: outdoor storage and display; and a caretaker unit. Waiver of development standards to increase retaining wall height. Design reviews for the following: proposed outdoor storage and display; and a proposed office with a caretaker unit on 1.25 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Arville Street and north of Richmar Avenue within Enterprise.

MICHAEL NAFT

Good morning.

MELISSA EURE

Good morning, Chairman, Commissioners. Melissa Eure, 1055 Whitney Ranch Drive, Suite 210, here on behalf of the applicant. So, we do have a zone change. We are requesting to go from RS20 to IP. The master plan in this area is a business employment, which does anticipate light industrial, small scale commercial and service industrial, which is also being requested with our companion items for the office and outdoor storage. We do have the vacation. It's to vacate patent easements.

MICHAEL NAFT

I'm sorry, I think the screen is lagging a little bit behind you. Victor, if you could update. Thank you very much.

MELISSA EURE

Okay. So, we do have vacation of patent easements here, that's going to be mostly on the north and on the east side, a small portion on the south side of the project. Those were previous right-of-way patent easements that are going to be vacated that are no longer going to be needed. And I'm going to orient this. There we go.

So, as you can see, the site here is for an office and outdoor storage. The use is a landscape and maid service company, so they offer both services. They have their building here located by the corner. And then here it's a little difficult to see, but this all along here will be covered parking. So, employees are able to park here closer to the building, and then they'll have parking in the back for their fleet vehicles. Their fleet vehicles are essentially trucks with utility trailers that are branded with the company. So typically, they're parked with the utility trailers attached. However, they do have a couple of spare utility trailers that they do keep.

And the reason we have such a wide courtyard within this area is that we did need to have a designated separation between the intersection and where the driveway could be, which is what forced this courtyard to be quite so large, but it does allow them— In the center here, it looks like it could be a water feature. It's not, it's landscaping, but it allows for the utility trailers to still circulate on site. We are offering the correct amount of landscaping, and we do have here— The first floor is all going to be for the business. The second floor only will be for the small caretaker's unit, and that's because they're open Monday through Friday, 9 [a.m.] to 5 [p.m.]. So, in the evenings and on the weekends when they don't have people present and they do have their fleet vehicles, they have someone to not only maintain the site, but also to keep an eye on those vehicles. So that is one of our use permits. And the other for the outdoor storage, given the size of the courtyard and the space, the outdoor storage exceeds the size of the building. So, we are asking for the outdoor storage as well.

The building is going to have a Spanish hacienda style, so it is going to be very decorative on the side. This right here is actually the inside. So, if you're in the courtyard looking at the building, you see this. When you're actually on Richmar looking up north to the building, you would see this side. This is the view you would have from Arville Street. So, they do have the gate. The gate would be open during business hours.

And then again, if you're inside the courtyard looking towards Arville, then this is what you would see for the covered parking. And then on the north and on the east section, you would have a 10-foot-high decorative block wall. And we do have a waiver with this request.

And as you can see, the topography of the site slopes down from the right-of-way, particularly right here in the southeast corner of the site. So, while the majority of the site will have anywhere from a 1 to a 3-foot retaining wall, for this section right here, and just a small piece right here will have up to a 4-foot retaining wall. So, we are requesting a waiver to allow up to the 4 feet on the retaining wall. However, the screen wall above it will vary so that at no point on the outside of the site will you see anything more than a 10-foot wall. So, where we have 4 feet of retaining wall, we'll only have 6 feet of screen wall on top of it so that it's always a 10-foot maximum.

The reason for the outdoor storage is to allow for the fleet vehicles on there. It is a landscaping business, occasionally he may have landscape materials, but they're typically only there for a few days. Staff also asked that we reach out to the National Guard base, which is next door. One of the reasons they had recommended denial of that was based on the fact that we had not been able to hear from the base, but we weren't notified until December that we really needed to get really the Nevada Division of Lands approval for it. So, we did reach out to them and got their approval just in time for Christmas, that they do not have any issues with the proposed zone change, the outdoor storage or the building.

And then, just more recently, we did receive from the National Guard base across the street on Arville, that they also have no issues with our zone change, any of the proposed uses of the building. So, I would respectfully ask, staff has given us a condition that if the outdoor storage would be approved, that it be limited to only the covered parking area, and I would request that that be removed. That way, if he should be able to expand his business in the future, he would have full use of that courtyard, whereas otherwise we'd have to come back and do other requests whereas this could be more administratively done. And with that, happy to answer any of the questions.

MICHAEL NAFT

Thank you very much. This is a public hearing on Items 38, 39, and 40. Anyone wishing to speak can come forward at this time. Seeing none, Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. Thank you for the presentation. I don't think this is the standard outdoor storage request they get with some ugly chain link fence, and I think it's a fairly reasonable request. But Ms. Real, are you okay with the idea of this project going forward with the removal of that condition?

SAMI REAL

If that's what the Board of Commissioners would like, yeah.

MOTION

JUSTIN JONES

Okay. All right, I'm going to make a motion for approval of agenda Items 38, 39, and 40 with the removal of the condition relating to outdoor storage.

MICHAEL NAFT

There is a motion for approval on Items 38, 39, and 40. Please cast your vote.

VOTE

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

MICHAEL NAFT

That motion carries, thank you.

MELISSA EURE

Thank you.

39. VS-25-0813-WICO PROPERTIES, LLC SERA:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Richmar Avenue, and between Arville Street and Hinson Street within Enterprise (description on file). JJ/jud/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 38 AND 40).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 25 feet to the back of curb for Richmar Avenue and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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 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.

40. UC-25-0814-WICO PROPERTIES, LLC SERA:

USE PERMITS for the following: 1) outdoor storage and display; and 2) a caretaker unit.

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.

DESIGN REVIEWS for the following: 1) proposed outdoor storage and display; and 2) a proposed office with a caretaker unit on 1.25 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Arville Street and north of Richmar Avenue within Enterprise. JJ/jud/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 38 AND 39).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 25 feet to the back of curb for Richmar Avenue and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb 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 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 #0312-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SEC. 6. AGENDA ITEMS

41. AG-26-900006: Discuss whether to modify the Title 30 Fee Schedule, and direct staff accordingly. (For possible action)

ACTION: STAFF DIRECTED.

SAMI REAL

Commissioners, next is Item 41, AG-26-90006. Discuss whether to modify the Title 30 fee schedule, and direct staff accordingly.

Commissioners, when the rewrite of Title 30 was implemented, we had eliminated officially the H-2 (General Highway Frontage District) zoning district. One could not propose a H-2 zone since I think 2000. And so, we officially eliminated from Title 30, and we had a two-year fee waiver for any applicants who had H-2 that was going to have to rezone that. We've had about 40 applications in total, about 35 zone changes, 5 plan amendments. The fee waivers so far have amounted to about \$55,000. The request for the fee waiver at the time, it was sunsetted on January 1 of this year. And so, this is a ask of the County Commissioners of whether or not you would like to extend that fee waiver either for another couple of years, indefinitely, and if so directed, we'll come back with an ordinance.

MICHAEL NAFT

Thank you, Director Real. Obviously open to conversations, my preference would be just to extend it indefinitely. And if it becomes an issue at a time, then the Commission at that time can come and lift that indefinite extension since this is really a result of our actions.

MARILYN K. KIRKPATRICK

Can I ask you a question? We do have a lot of those people. I didn't know that we had waived that fee, so they must learn it when they go down to file the application.

SAMI REAL

So, we inform applicants when we're reviewing their business licenses, their building permits, or any other type of application that they would normally come in with, and we work with them. Essentially all they really need to do is just fill out the paperwork. We allow them to continue with the processing of their building permits or their business license, so long as the application is submitted. We don't want to hold them up. And the only fees that we're waiving are for those that we agree with, or they agree with our determination on what that zoning and, in some cases, what the master plan should be. If they want to go to something that we don't feel is compatible or consistent, then they're responsible for paying the fees for that rezone and/or plan amendment.

MARILYN K. KIRKPATRICK

And I'm okay with doing it indefinite, but I'd like to maybe work with you and staff in my district and kind of give them a nudge to do it sooner rather than later. Because sometimes when you say indefinite, then they just wait and not— And typically, those are my homeless camps.

SAMI REAL

Yeah. I think what I'd like to do is obviously take you up on that, but then for any of the other Commissioners who have their— Some Commissioners in their jurisdiction have large swaths of the H-2. If you remember, we recently did one for Commissioner Jones and his district, where we went through a rezone and plan amendment exercise for a portion along Blue Diamond that still had a lot of the H-2. So,

I'd like to go through that exercise with each of you in time, in time, but to hopefully eliminate the amount of parcels that we have out there with the H-2 zoning.

JUSTIN JONES

Yeah. And I would just fully support the indefinite extension. We targeted Blue Diamond because there was a lot of H-2 designation out there and we didn't get 100% compliance, but we got pretty good compliance out there. And I think there'll be some others there and other places where it makes a lot of sense to just be done with the H-2 and get it to a, you know, recognized overlay that we have right now.

MICHAEL NAFT

Okay. Thank you.

TICK SEGERBLOM

And I have a lot on Boulder Highway, and I think I agree with everybody.

MICHAEL NAFT

Great. Seeing no opposition, then the direction would be to extend the fee waiver indefinitely. Thank you.

42. AG-26-900010: Consider a request for reconsideration of ET-25-400129 (ZC-23-0272), and direct staff accordingly. AB/sr (For possible action)

ACTION: REQUEST FOR RECONSIDERATION APPROVED; PUBLIC HEARING SCHEDULED FOR 02/18/26.

SAMI REAL

Then next is Item 42, AG-26-90010. Consider a request for reconsideration of ET-25-400129 for ZC-23-0727 and direct staff accordingly.

Commissioners, if you remember, this item was approved on the routine action portion of the agenda at the last meeting. There were some opponents in the audience, and so we're asking you to bring this item back for reconsideration so that we could have a public hearing and those opponents can have their time at the dais.

MICHAEL NAFT

Thank you. Commissioner Becker?

APRIL BECKER

I'm not sure if I need to move for approval for this item.

SAMI REAL

If the reconsideration does need to be approved by the Board of County Commissioners, and if it is approved, then we would bring it back for a public hearing on February 18, 2026.

MOTION

APRIL BECKER

So, I would like to move for approval of Item 42.

MICHAEL NAFT

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

VOTE

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

MICHAEL NAFT

That motion carries.

SEC. 7. INTRODUCTION OF ORDINANCES

43. ORD-25-900966: Introduce an ordinance to consider adoption of a Development Agreement with RLS (Granite) LLC for a single-family attached residential attached development on 8.35 acres, generally located east of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, FEBRUARY 4, 2026, AT 9 A.M. (BILL 1-21-26-1).

SAMI REAL

Next are ordinances for introduction. I have Items 43 through 47.

- Item 43, ORD-25-900966 is to consider adoption of a Development Agreement with RLS (Granite) LLC for a single-family attached residential attached development on 8.35 acres.
- Item 44, ORD-25-901027 is to consider adoption of a development agreement with 215 Properties LLC, Add Pebble LLC, and Nala Properties LLC for a single-family residential development on 23.1 acres.
- Item 45, ORD-25-901028 is to consider adoption of an ordinance for development agreement with 215 Properties, LLC for single-family residential development on 7.92 acres.
- Item 46, is ORD-25-901037 is to consider adoption of a development agreement with KB Home Las Vegas Inc. for a single-family residential development on 7.4 acres.
- Item 47, ORD-25-901092 is to consider a ordinance to amend the official zoning map, reclassifying certain properties as approved by the Board of County Commissioners on November 5, 2025.

Commissioners, we ask that you set the public hearing for these ordinances for December 4, 2026.

MICHAEL NAFT

We'll set the public hearing for?

SAMI REAL

I said December 4, 2026, but I meant February 4, 2026.

MICHAEL NAFT

See, that's what threw me.

SAMI REAL

Thank you for catching me.

MICHAEL NAFT

We'll set the hearing for February 24 [4], 2026.

44. ORD-25-901027: Introduce an ordinance to consider adoption of a Development Agreement with 215 PROPERTIES, LLC, ADD PEBBLE, LLC, & NALA PROPERTIES, LLC for a single-family residential development on 23.10 acres, generally located north of Pebble Road and east and west of Grand Canyon Drive (alignment) within Enterprise. JJ/dd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, FEBRUARY 4, 2026, AT 9 A.M. (BILL 1-21-26-2).

45. ORD-25-901028: Introduce an ordinance to consider adoption of a Development Agreement with 215 PROPERTIES, LLC for a single-family residential development on 7.92 acres, generally located south of Pebble Road and east of Grand Canyon Drive within Enterprise. JJ/dd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, FEBRUARY 4, 2026, AT 9 A.M. (BILL 1-21-26-3).

46. ORD-25-901037: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc for a single-family residential development on 7.4 acres, generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, FEBRUARY 4, 2026, AT 9 A.M. (BILL 1-21-26-4).

47. ORD-25-901092: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on November 5, 2025. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, FEBRUARY 4, 2026, AT 9 A.M. (BILL 1-21-26-5).

PUBLIC COMMENTS

SAMI REAL

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

MICHAEL NAFT

February.

WILLIAM MCCURDY II

February 4 or 24?

MICHAEL NAFT

February, excuse me. For the record, it was February 4, 2026. Good morning.

WILL BRADLEY

Good morning. How long do I have for public comment?

MICHAEL NAFT

Three minutes.

WILL BRADLEY

Three minutes. Will Bradley, 2700 Las Vegas Boulevard South, 4105. I rise before you with a compliment to begin with. I've lived all over the country, Orlando, South Carolina, Texas, and never have I've gotten cards like this concerning the thing that you held today on Resorts World. I love that you inform your citizens, us, about what's going on in our neighborhoods. Makes it easy to keep up with. I obviously was in favor. I live on the Strip, so I love noise. Noise is economic development. Anybody that complains about it, probably shouldn't be living on the Strip. So, thank you for approving the Resorts World thing today.

I also work part-time as a special assistant for Senator Carrie Buck concerning HOA (Homeowners Association) issues. She took the lead in the last legislature on BDRs (Bill Draft Requests) concerning HOA reform. It's not a partisan issue; it shouldn't be a partisan issue. Some of you have been legislators up in Carson City and your probably biggest headache is HOAs, but half of your constituents live in HOAs. And unfortunately, I rise before you today letting you know HOAs are failing. If you don't believe me, talk to the mayor of Henderson. Their citizens are ponying up almost \$2 million in the last year to bail out HOAs that the state failed to properly enforce lack of reserve funds and other bad governance.

So, I'm getting calls at Senator Buck's office from HOAs all over the state asking for help because NRED (Nevada Real Estate Division) is failing to enforce state law. There's a difference between having a law and enforcing it, as you all know. The good news is business and industry just stood up the joint task force, which I participated in their last meeting. They have another one coming up towards the end of February.

I'd encourage at least one of you to be on that meeting, to comment on that meeting. If HOAs start failing like they're doing in Henderson, all bets are off for these neighborhoods that you're approving because most of these approvals today are probably going to be HOA neighborhoods and they need better enforcement and better governance. Other than that, thank you again for your time.

MICHAEL NAFT

Thank you very much. Anyone else wishing to speak? Seeing none, we will adjourn today's meeting. Thank you.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 9:44 a.m., the meeting was adjourned.

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

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

[ONLINE MEETING LINK](#)

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

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