

Board of County Commissioners

CLARK COUNTY, NEVADA

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COMMISSION CHAMBERS, GOVERNMENT CENTER
500 SOUTH GRAND CENTRAL PARKWAY
LAS VEGAS, NEVADA 89106
WEDNESDAY, MARCH 20, 2024

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Wednesday, March 20, 2024, at the hour of 9 a.m. The meeting was called to order at 9:01 a.m. by Chair Segerblom, and on roll call, the following members were present, constituting all the members:

CALL TO ORDER

CHAIR AND COMMISSIONERS:

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

Absent:

None

Also Present:

Robert Warhola, Deputy District Attorney
Sami Real, Director, Comprehensive Planning
Antonio Papazian, Manager, Development Review
Jawaan Dodson, Assistant Manager Development Review
Michelle Hinkson, Deputy Clerk
Sue Wohlbrandt, Deputy Clerk

TICK SEGERBLOM	Good morning. Before we start, I just want to let people know there's a couple of cards here on Item 11. That item is being held. Is there a new date?
SAMI REAL	Commissioner, the applicant has requested to hold Item 11 to the April 3, 2024, Zoning meeting.
SEGERBLOM	So, Item 11 is being held until April 3. I apologize if you came down here. If you wanted to speak on the item anyway, you could come up during public comment to the beginning. Are we all here?
WILLIAM MCCURDY II	Call the meeting to order.
SEGERBLOM	All right, I guess we're all here. Call the meeting to order.
ITEM 1 Public Comments	
REAL	Commissioner, the first item on the agenda is public comment.
SEGERBLOM	This is a period for public comment. Anyone wishing to speak on an item on the agenda today, come on forward and you have three minutes. There's two microphones. If you want to come up in front of each one. State your name and tell us what item you're commenting about. If you just want to speak about in general, then you can -- the public comment period will be at the end of the meeting.
BRADLEY NIEDERHAUSER	Good morning.
SEGERBLOM	Good morning.
NIEDERHAUSER	My name is Bradley Niederhauser. I live at 490 Dawson Falls Avenue in Indian Springs. I'm here to comment on Item 11. It's for the zoning change from R-T to R-3. I oppose the change for apartments, not for houses. We are in an unincorporated area and the Town Advisory Board had a meeting on March 15 and the Board voted no. Immediate and significant population increase, the present population of Indian Springs is about 1200. That would increase the population by 300 or 25%. This has a huge impact on the school, on the post office because there's no delivery. So, they have to come up with more boxes and infrastructure, the water, and all the supporting systems. The proposed development, given the Census Bureau's size of 2.53 will add an estimated 300 people to the community, increase of 25%. And the water rights is an issue because the aquifer is Number 161 and there's no water rights left in that area for people to build. The road infrastructure, MacFarland Avenue is in dire need of repair and with traffic survey and road repair scheduled sooner than later for this. Access to the school for Indian Springs Elementary children is along West Boulder Lane, a road generally described as two lanes with no sidewalks, no streetlights, east or west of Boulder MacFarland intersection. The intersection is controlled only by a stop sign on Boulder.

NIEDERHAUSER Other infrastructure, Family Dollar store is the only store in the market area for household goods and food staples such as eggs and milk, cheese and related. Because of recent population growth, deliveries are unable to support the availability of these staples and it is common for supplies to run out a day or two each week. I'm complete. Thank you for your time.

SEGERBLOM Thank you. And this matter has been held until the 3rd, but we all here so we heard you. Thank you so much.

NIEDERHAUSER I just wanted to get it on the record. Thank you.

SEGERBLOM Yeah, thank you.

LARA FRANK Good morning. My name is Lara Frank, last name F-R-A-N-K. I'm a longtime resident of Indian Springs as well and we are all aware that -- I served as a Town Board secretary for approximately 20 years.

So, we are all aware, and I'm speaking generally for most of the people that were at both meetings, the community meeting and the Town Board meeting. We know that change and growth is necessary, but we would like to make it a little bit more positive than this zone change would allow.

So, some of the issues that were brought up were the inadequate parking. Our police and our fire department can't support a larger community. They're at their capacity. We need sidewalks. From now on moving forward, we need sidewalks. This rural waiver of standards I think is inappropriate at this point moving forward.

So, we had some people complain about things like our food systems not being adequate, things like that, the school. And I realized that all of those things can change and with growth those things change. But at this time, we're not ready. That change is not something that we're prepared for.

So also, we don't have any medical facilities out there. At this time, the apartment complex is asking for one - and two-bedroom apartments.

So, who is the target audience there? Who would be the target residents? Because it wouldn't be elderly people who can't get to Vegas and have no access to medical. So, we're looking at single people or people with what? One child, so transient-type people. And frankly, our Solaris project that brought single-family homes in was met with a little bit of resistance but has been a really positive change. So, moving forward, we would like to see family-style homes.

If in fact this is a zone change that would end up being passed, which I think most people are vehemently against, we would like to see the zoning stay the way it is. We need larger apartments. We need, at the very least, we need three-bedroom apartments. We have to have sidewalks, curbs, and gutters. They need to supply parking that is adequate for the number of people that is projected to live there. We're not Las Vegas, we're not Skye Canyon where we can't accommodate that sort of a behavior because we don't have the infrastructure. And in closing, I guess -- I know that we're done.

SEGERBLOM Thank you so much.

FRANK Yep, you're done.

WILLIAM BROOKS Hello, William Brooks. 789 Elon, Indian Springs. Is this on?

SEGERBLOM Is it Item 11?

BROOKS Item 11, yes.

SEGERBLOM Can we get the overhead? There we go.

BROOKS Okay. I'd like to present a little bit different concept here. This is Solaris, the project she was talking about; (unintelligible) homes, living homes right there. Item 11 is right here. The pink. Okay. This is our main drag right here. MacFarland coming in. All these new kids right here. Let's cross this main street every morning, every night. This is our school right here. Back here is our main park and civic center. All this project right here. I know this is owned by someone else. It's another project that's been going on for six years. They haven't touched it. You gave them a two-year extension a year ago. My concept is this contractor who has two housing tracks right here in the future at number four. If he would let this go and come down and talk to these guys, they'd be right across the street from our school. Their kids could walk right across the street and be there at the school. They want to come to the park, it's right here behind them. It would take the children away from this busy part of our town. That's what I want to present here. Just a food for thought. Okay, thank you.

SEGERBLOM Thank you. Anyone else here wishing to make public comment? Seeing no one will go -- oh, I'm sorry. Here we go.

JAMIE BROWN Good morning, Jamie Brown. 275 East Winston Lane, Indian Springs, Nevada. This is to take note, you Commissioners. You need to know what is going on in your jurisdiction. Why are developers allowed to apply for zoning change permits before inquiring about water? Our infrastructure is special. We need pre-application forms, or a master plan developed for Indian Springs, so everyone works together instead of us coming down here and fighting. I would appreciate that. Thank you.

SEGERBLOM Thank you. All right, anyone else here wish to make public comment? Seeing no one will close the public comment, turn it over to Miss Real.

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

ACTION: Approved by unanimous vote (Items 7, 11, 15 through 18, 23, 24, 28 through 35 deleted and Item 36, which would be heard).

REAL 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 if 85 days has passed since the initial notification or there are modifications to the application. And bear with me because I have quite a few holds to read in this morning.

REAL

So, hold to the April 3, 2024, Zoning meeting: Item 7 ZC-23-0775, Item 11 ZC-23-0935, Item 30 ZC-23-0921, Item 31 VS-23-0922, and Item 32 TM-23-500191.

Hold to the April 17, 2024, Zoning meeting: Item 23 WS-23-0340, Item 28 PA-23-700055, Item 29 ZC-23-0931, Item 33 which is ZC-23-0928 and Item 34 VS-23-0929.

And then hold to the May 8, 2024, Zoning meeting: Item 15 UC-24-0013 and Item 36 ET-23-400145 for UC-22-0141.

Commissioners, for your information, Item 36 was appealed by a neighbor and the applicant has submitted the hold request. The neighbor who appealed the application is here today.

Hold to the May 22, 2024, Zoning meeting: Item 24 WS-23-0766.

Hold to the June 5, 2024, Zoning meeting: Item 16 WC-23-400155 for ZC-23, I'm sorry, ZC-0339-08, Item 17 ET-23-400154 for WS-19-0816 and Item 18 WS-23-0709.

And finally, hold note date item 35 ZC-24-0023.

The above public hearing items are going to be open as a public hearing and immediately recessed until these dates as previously stated. With these deletions, which are items 7, 11, 15 through 18, 23, 24, and 28 through 36, the agenda stands ready for your approval.

SEGERBLOM

Miss Kirkpatrick.

MARILYN KIRKPATRICK

Thank you. Sami, we're not holding 36. So, we told them we weren't holding it, so we'd be heard today.

REAL

Thank you.

SEGERBLOM

All right. If anyone can remember all that to make a motion, then I'm prepared to ask for a vote.

MCCURDY

Mister Chairman, I move for approval of the agenda with the recommended holds read into the record by Miss Real.

REAL

With the exception of Item 36 which will be heard.

MCCURDY

With the exception of item --

SEGERBLOM

Item 36 will be heard. All right, cast your vote. And that vote passed.

ITEM 3 Approval of minutes. (For possible action)

ACTION:

Approved by unanimous vote.

REAL

All right. The third item on the agenda is the approval of the minutes. The

REAL minutes of the February 21, 2024, Zoning meeting are ready for approval.

MCCURDY Chairman, I move for approval of the minutes.

SEGERBLOM There's a motion and cast your vote. And that motion passes.

ROUTINE ACTION ITEMS (4 – 12):

ACTION: Approved by unanimous vote.

REAL Next are the routine action items which consist of Items 4 through 12 except those items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda. If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for approval.

MCCURDY Mister Chairman, I move for approval of the routine action items.

SEGERBLOM There's a motion pending. Cast your vote. That motion passes.

ITEM 4 ET-24-400009 (ZC-21-0676)-LV LOGISTICS ONE PROPERTY OWNER LP:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) landscaping; and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) warehouse and distribution center; and 2) finished grade on 17.6 acres in an IP (Industrial Park) Zone and the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Las Vegas Boulevard North and the west side of Marion Drive within Sunrise Manor. MK/rp/ng (For possible action)

ACTION: Approved by unanimous vote with conditions.

CONDITIONS OF APPROVAL:

Comprehensive Planning

- Until January 19, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

ITEM 5 ET-24-400010 (ZC-19-0877)-NV LAS DEC, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a communication tower.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a non-subdued exterior accent color; 2) allow a horizontal roofline without architectural articulation; 3) increase wall height; 4) allow monotonous block walls; 5) allow ground mounted up-lighting; 6) allow alternative street landscaping (no trees); 7) waive parking lot landscaping; 8) alternative trash enclosures; and 9) signage.

DESIGN REVIEWS for the following: 1) data center; 2) signage; 3) communication tower; and 4) increase finished grade on 27.4 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise. MN/tpd/ng (For possible action)

ACTION: Approved by unanimous vote with conditions.

CONDITIONS OF APPROVAL:

Comprehensive Planning

- Until May 17, 2027 to correspond with ZC-23-0151 to commence or the application will expire unless extended with approval of an extension of time;
- 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.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

ITEM 6 ET-24-400012 (NZN-21-0128)-PICERNE BERMUDA, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 12.2 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) alternative landscaping.

DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the southwest corner of Neal Avenue and Bermuda Road within Enterprise (description on file). MN/my/ng (For possible action)

ACTION: Approved by unanimous vote with conditions.

COUNTY COMMISSION RECOMMENDATION – APPROVAL

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until June 2, 2026 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

A REQUEST FOR RECONSIDERATION has been scheduled for the 04/17/24 BCC meeting.

ITEM 7 ZC-23-0775-LAS VEGAS HORSE RIDES, LLC:

ZONE CHANGE to reclassify 0.5 acres from a C-2 (Commercial General) Zone to an R-E (Rural Estates Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and street landscaping; and 2) reduce setback in conjunction with an existing residence and proposed agricultural livestock and accessory building.

Generally located on the southwest corner of Main Street and Revere Street within Goodsprings (description on file). JJ/jud/syp (For possible action)

ACTION:

Item 7 deleted from the agenda (held to April 3, 2024, per the applicant).

ITEM 8 ZC-23-0868-SPRING MOUNTAIN PROCYON LLC:

ZONE CHANGE to reclassify 5.7 acres from an M-1 (Light Manufacturing) Zone to a C-2 (General Commercial) Zone. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) height setback from an arterial street; and 3) driveway geometrics.

DESIGN REVIEW for a commercial center. Generally located on the south side of Spring Mountain Road and the west side of Polaris Avenue within Paradise (description on file). JJ/r/r/ng (For possible action)

ACTION:

Approved by unanimous vote with conditions.

CONDITIONS OF APPROVAL:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 4 years from the approval date the waivers of development standards and design review must commence or the application will expire unless extended with approval of an extension of time; 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; 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;
- Right-of-way dedication to include 5 feet to the back of curb for Spring Mountain Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Spring Mountain Road improvement project;
- Applicant to install a median along Spring Mountain Road from Procyon Street to Polaris Avenue.
- Applicant is advised that off-site improvement permits may be required; and that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right of way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0030- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM 9 VS-23-0872-SPRING MOUNTAIN PROCYON LLC:

VACATE AND ABANDON easements of interest to Clark County located between Spring Mountain Road and Highland Drive/Twain Avenue, and between Procyon Street and Polaris Avenue; a portion of right-of-way being Procyon Street located between Spring Mountain Road and Twain Avenue; a portion of right-of-way being Spring Mountain Road located between Procyon Street and Polaris Avenue; and a portion of right-of-way being Polaris Avenue located between

Spring Mountain Road and Highland Drive within Paradise (description on file). JJ/rr/ng (For possible action)

ACTION: Approved by unanimous vote with conditions.

CONDITIONS OF APPROVAL:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 5 feet to the back of curb for Spring Mountain Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Spring Mountain Road improvement project.
- Applicant is advised that off-site improvement permits may be required; and that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control

ITEM 10 TM-23-500185-SPRING MOUNTAIN PROCYON LLC:

TENTATIVE MAP consisting of 1 commercial lot on 5.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road and the west side of Polaris Avenue within Paradise. JJ/rr/ng (For possible action)

ACTION: Approved by unanimous vote with conditions.

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;
- Right-of-way dedication to include 5 feet to the back of curb for Spring Mountain Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;

- All other right-of-way and easement dedications to record with the subdivision map;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Spring Mountain Road improvement project.
- Applicant is advised that off-site improvement permits may be required; and that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control. □

ITEM 11 ZC-23-0935-INDIAN SPRINGS ESTATES MHP, LLC:

ZONE CHANGE to reclassify a 6.8-acre portion of 24.1 acres from an R-T (Manufactured Home Residential) Zone to an R-3 (Multiple Family Residential) Zone.

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

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family residential development; and 3) finished grade. Generally located on the north side of Boulder Lane and the east side of MacFarland Avenue within Indian Springs (description on file). RM/hw/syp (For possible action)

ACTION: Item 11 deleted from the agenda (held to April 3, 2024, per the applicant).

ITEM 12 ORD-24-900040 Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Remington Ute LLC for a commercial development on 1.7 acres, generally located south of Windmill Lane and west of Decatur Boulevard within Enterprise. JJ/lg (For possible action)

ACTION: Approved as recommended (Ordinance 5121).

COMPANION ITEMS (13-14)

ITEM 13 VS-24-0021-HOWARD HUGHES PROPERTIES, INC:

VACATE AND ABANDON easements of interest to Clark County located between Town Center Drive and Hualapai Way and between Flamingo Road and CC 215; a portion of right-of-way being Zenith Drive located between Flamingo Road and CC 215; and a portion of a right-of-way being Meridian Vista Drive located between Hualapai Way and Town Center Drive within Summerlin South (description on file). JJ/jor/ng (For possible action)

ACTION: Approved by unanimous vote with conditions.

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- Vacation to include sidewalk of knuckle at Gate 2.
- Applicant shall enter into an agreement with Public Works in the event a traffic signal is warranted at the intersection of Fiore Bella Boulevard and Flamingo Road prior to 5 years after build out of the Site; and that owner agrees to pay 100 percent of the cost for design and construction of the traffic signal.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-24-0021; CCWRD has no objection to the request for vacation as presented; however, CCWRD requires all existing rights granted to us within the rights-of-way to be reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; additionally, CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD. □

REAL

Next on the agenda are companion Items 13 and 14 which will be heard together.

Item 13 VS-24-0021: vacate and abandon easements of interest to Clark County located between Town Center Drive and Hualapai Way and between Flamingo Road and Clark County 215, a portion of right-of-way being Zenith Drive located between Flamingo Road and Clark County 215, and a portion of right-of-way being Meridian Vista Drive located between Hualapai Way and Town Center Drive within Summerlin South. Variances for -- sorry.

Item 14 VC-24-0020: variances for the following, a motion picture production studio, allow special events, increase building height, increase wall height, increase driveway width, and allow a knuckle. Design reviews for the following: A motion picture production studio and lighting on a 30.8-acre portion of 69.6 acres and a C-3 General Commercial P-C Planned Community Overlay Zone. Generally located on the north side of Flamingo Road, 600 feet east of Town Center Drive within Summerlin South.

SEGERBLOM

Good morning.

BOB GRONAUER

Good morning, Mister Chairman, Commissioners. My name's Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing the applicants today. We're going to take this presentation in three parts. We're going to have speakers from Howard Hughes and from Sony Pictures Entertainment. And then I'll come in and discuss the zoning and land use application.

But to my left is the CEO and Chairman of Sony Pictures Entertainment. This is Tony Vinciguerra and to my right is the CEO from Howard Hughes, David O'Reilly. They'll have some comments and I'll come back up here and then make the presentation.

DAVID O'REILLY

Thank you very much, Bob. Good afternoon, Chairman Segerblom, members of Clark County Commission. I'm David O'Reilly, the CEO of Howard Hughes. I'm pleased to have this opportunity to present for the County Zoning Commission's consideration, our proposed plans for the Summerlin Production Studios; this project in partnership with Sony Pictures Entertainment. We're here today as we look to lay the groundwork for the development of our next commercial core in the Summerlin South area to be anchored by the film studio among many other community amenities that you'll hear a lot more about in detail when Bob is back up at the mic. Delivering a thriving film production studio will drive economic

growth and diversification in a significant way, creating thousands of high wage jobs, engaging local small businesses, generating millions of dollars in tax revenue for the region, and providing hands-on opportunities for local film students and graduates to advance their career here in Nevada.

Our focus remains on the thoughtful and responsible integration of the Summerlin Production Studios into the cohesive master plan. Adjacent to the production studios, we're planning for a mixed use walkable commercial area with additional office to support the studio and active outdoor retail destination with shops and restaurants and a number of neighborhood services, including a future satellite office for Clark County administration, a freestanding emergency medical room facility in partnership with Valley Health Systems on which we've already broken ground, as well as the existing Clark County Fire Station, which we opened in 2021. In other words, the impact of this project is not limited to the Summerlin Studio project itself. We're creating a destination that will generate additional taxes, further increase property values, and enhance the overall vibrancy of the community in the region, particularly for those who live and work in the area.

Similar to Downtown Summerlin, albeit on a much smaller scale, we expect this new mixed use walkable district to serve both the area residents and the studio employees as well as the additional retail and commercial tenants, which will transform the area into a popular gathering place for nearby residents and for those who will eventually work at the Summerlin Production Studios. As Howard Hughes has continued to do over the past decade, we've worked closely with local residents and key stakeholders to engage the community and ensure that our new development will exemplify the high quality for which Summerlin is known.

Recognizing the importance of education and workforce development, we've made partnership commitments to groups like Nevada Partners, the Asian Community Development Council, labor organizations, nonprofits, and, of course, local government partners like Clark County. Howard Hughes, along with Sony Pictures Entertainment remains committed to working with these groups to hire, train Nevada workers while providing opportunities to local small businesses and employing union trades during construction.

Most importantly, the Summerlin Studios project will provide local film students and graduates with hands-on experience exactly what they need to build their resumes and grow their careers.

As a community builder of Summerlin, Howard Hughes has proven time and time again that meaningful partnerships and collaboration with community members and key civic stakeholders provide great opportunity to help strengthen the landscape of Southern Nevada. Whether it's bringing the first Tournament Players Club to Las Vegas more than 30 years ago, developing the Las Vegas Ballpark or City National Arena, the practice facility for the Golden Knights are helping to showcase all that Las Vegas has to offer. Just over five weeks ago, the Super Bowl had eyes cross the country, across the world, focused on this city as a global sports destination, expanding far beyond gaming and the Strip to showcase the appeal of Las Vegas as a dynamic city where people and businesses want to be located.

This is what we do. We create inclusive, sustainable communities and we stay for

O'REILLY

generations remaining an integral part of our neighborhoods and a responsible partner who actively participates in ensuring their long-term growth. Our partnership with Sony Pictures Entertainment is no different. As our partner in the Summerlin Studios project, Sony Pictures is a game changer for Southern Nevada. Their commitment speaks volumes about the confidence in their project. And with their participation, Sony is further incentivized to ensure the success of the Summerlin Studios project amidst growing competition for film production nationwide, which will further ensure the successful growth of not just the studio, but of Summerlin and the community at large.

I'd now like to introduce Tony Vinciguerra, CEO of Sony Pictures Entertainment, and our partner on this project. Together with Sony, Howard Hughes is ready prepared to execute, and most importantly, deliver on this project. Thank you.

TONY VINCIQUERRA

Thanks, David. Chairman Segerblom and the honorable members of the Clark County Commission, good morning and thank you for allowing me to speak with you today. It's an honor to be here and I really appreciate the time. My name is Tony Vinciguerra. I serve as Chairman and CEO of Sony Pictures Entertainment. Sony Pictures produces or co-produces about 300 television shows per year around the world, including some of these you may know: Jeopardy!, Wheel of Fortune, The Good Doctor, American Idol, The Voice, So You Think You Can Dance, The Night Agent, and many, many, many more. In our Motion Picture Group, we release over a dozen feature films per year and you've seen some of these, I hope. Recent hits include: Anyone But You, Napoleon, Spider-Man: Across the Spider-Verse, Ghostbusters: Afterlife, No Way Home and a whole bunch of others. Plus, Ghostbusters: Frozen Empire will be in your theaters tomorrow, so please go see it and bring your families. It's a very, very good film. Can I sell here too? Is that all right? Okay. All right. Thank you.

Sony Pictures using the latest and most advanced production technologies with Sony Imageworks, Pixomondo and Torchlight. And these things are leading the way in the industry today in technological innovation. They'll all be in the studio once we build it. These innovative technologies are revolutionizing film and television productions, and we're really excited to be driving these changes.

Nevada policymakers talk about the critical need, and we've heard this over and over, need to ensure that Southern Nevada's economy is diverse and resilient. And I believe that the Silver State has a tremendous opportunity to do just that with a thriving film and television production industry that is built to last, and that's what this partnership is intended to do. And we can compete with other jurisdictions for film and TV production jobs and investment.

Directors, producers, actors would much rather come to Nevada than Georgia. I promise you that. They both told me that. At Sony Pictures, we know what it takes to create such an industry. We have the expertise and the experience, and it starts right here in Clark County with the Summerlin Production Studios project that David just described. With an enhanced Nevada production incentive, Sony Pictures Entertainment is prepared to invest hundreds of millions of dollars in film and television production right here in Clark County. We look forward to working with community stakeholders and Nevada policymakers as we begin to build the foundation for a new studio and a new industry in Nevada.

VINCIQUERRA

We thank you for reviewing this project. We really appreciate the time and effort you put in, and we look forward to working with you and other community stakeholders to achieve our shared goal of a stronger, more diverse and resilient economy for Southern Nevada. Thanks again for permitting me to speak with you today.

SEGERBLOM

Thank you.

GRONAUER

All right, Mister Chairman, Commissioners, I will get into the application. As you can see on the overhead, I think the first thing that is important so you can appreciate why these applications are before you and more importantly understand that they're compatible and harmonious to the surrounding area, is to get the story with respect to Village 15. And I'll touch on a little bit what David has mentioned in his opening remarks. This property here that you see is approximately 100 acres. This is 100-acre campus. To give you a little bit of context of Summerlin in their planning, they plan three major commercial corridors throughout Summerlin, which was already mentioned is Downtown Summerlin is a 300-acre campus. Just to the north and west will be another 200-acre commercial campus, and this is the smaller third commercial campus that we'll be discussing today.

More importantly, it's bounded by the north is a 215 Beltway. We have Hualapai to the east. We have Flamingo Road to the south and to the west is Town Center. Some of you who aren't familiar with the southwest may know some of the existing uses already on the 100-acre campus. Right here in the northwest corner is R.C. Willey, which is located right here. This is the Aristocrat Gaming Campus, which is in the northeast corner on Hualapai and the 215. This is the Meridian campus. This is 147,000 square foot office space that we're hoping to get our CFO here in the next week or two. So, we start moving people in on the office complex. The fire station that's existing right there, and as David has mentioned, is the emergency freestanding building that's under construction today. You do have the yellow areas, our future development and then we'll come back and have conversations with you for future development.

The blue area here that I'm pointing out is a future Clark County Administrative building that's pursuant to our development agreement that we'll be working with the County for future development there.

On this hard corner of Town Center and Flamingo, this is where you're going to have a unique experience of variety of restaurants and retail in this area. Some of the neighbors, when I get into our neighborhood discussions that we've had, this is not designed to be a Home Depot or a Lowe's. This is more in line with the commercial to work within the campus.

So, what's interesting about this entire campus is we do have a road network, as I'm showing you, that connects to all of the mixed uses of commercial uses in this area. What's interesting about this on the 100 acre is that if you work in this area here, you could walk, you could bike, you could drive to the retail area in this area for restaurants and shopping or use any of the other mixed uses that are within the property without going on the outside, the Flamingo, Town Center and Hualapai.

And one of the last things I want to point out about this piece of property is, Howard Hughes has always had the vision for the last 25 years when this was approved in 2004 for C-3 zoning on this property. Under Title 29, if you're familiar with that, that's a code from about two or three generations ago, Title 29 when you came in with C-3 zoning. It's the most highest and intense commercial uses that you can put on a piece of property, which is generally perfectly planned. As I showed you, we have major arterial streets and right up abutting the 215 Beltway.

Now as I get into the entitlement applications, now we get into the 31-acre production studio campus. The first thing that I do want to mention is, we go through the variances because these are variances because under Title 29, back then everything was under a variance, and so I'll go through variances. If we were standing before you today under Title 30, these are special use permits and waiver of development standards. That's where they would be placed. So, the first thing as you see on the overhead here is the 31-acre campus. We have a street bounded here on the west side of our property, which is South Square Marketplace. On the other side here is where that retail center that I pointed out to you. We have another roadway up here to the north of our property, and then we also have a roadway here north in the east side of our property. What's important here is access to the property. Main gate and gate number one is going to be the main access on Flamingo. In a little bit, I'll discuss this Flamingo intersection here as we talk about the driveway width that we're asking for the increase. But more importantly, we have gate access of number two, number three, and number four.

So, most of that traffic that we will be generating will be coming off Town Center will be able to come into the property and go into any of these gates that I've mentioned to you. So, this project consists of approximately 500,000 square feet of space. Within that 500,000 square feet of space, you have 10 stages that I'm showing you on the overhead here. We have mill facilities, we have studio operations, studio facilities, we have offices for support staff. We have bungalows and commissary. Within the 31-acre campus, we have a block wall around. It will be security 24/7. What I want to show you here is the green that you have here. As you see on the overhead, we meet and exceed the landscape requirements per code. More importantly, what I want to point out is, the design team made sure along Flamingo in this area along this property line at a minimum we have 50 feet of landscaping that we are proposing.

We do have a design review for a lighting plan. Your staff is recommending approval for it. It's low-level lighting. We have recessed lighting at the gate entries. We have bollard lighting in the walkways, we have pole lighting up to 20 feet, excuse me, in the parking areas. And our buildings will have a wall pack lighting on the buildings. So minimum light will be coming from this property here, and we meet those code requirements.

Associated with these types of uses is special events. Special events are going to be corporate events, they're going to be charitable events, and more importantly, the production wrap up events when a production is done. So, we are asking for that variance there, which would today would be a special use permit, and staff is recommending approval.

Two other variances that I'll touch on here with respect to the site plan that you see. One is the building height. We have a building height here of approximately 79 feet in this building. Staff is recommending approval for a variety of reasons. Okay, number one, the building really is to the rooftop goes to 67 feet, and then when you add the parapet and the mechanical equipment that you screen, it goes up to approximately 79 feet. But more importantly is the location of the building. This is in the middle of the campus of the production studio, and the closest residential property is approximately over 400 feet to the south of the building that's located here.

And let me remind you in a picture of this, this is over a football field in distance away. And within that football field distance away to the closest property line, you already have two other buildings that are planned to be in this area. We have a block wall. We have 50 feet of landscaping. We have the Flamingo right-of-way, which is a hundred-foot right-of-way where you have another landscape median. And then on the south side of Flamingo, you also have additional landscaping. So, when you add up all the landscaping within that 400-foot-plus separation between our building and the closest residential, you have about a hundred feet in width of landscaping in various areas.

But also, I'd like to add is in C-3 Zoning, as you recall when I mentioned C-3 is the most intense use that you can have in uses on a piece of property, Title 29 allows buildings to be up to a hundred feet in height, subject to a special use permit. That isn't in the other categories of the zoning categories in Title 29. The reason why it's there is, is because there's contemplation of buildings being over 50 feet. Matter of fact, we do have some precedent that has already been approved here in Clark County. You, as a Commission, have approved a number of buildings from Charleston and 215 around the south corridor and southwest of the 215. You could start up at downtown Summerlin, where you have Red Rock Casino and One Summerlin office building. Those heights are well over 100 feet, below 200 feet in that area. You have on Russell and 215, you have Southern Fidelity Mortgage Building, the Keating Law Group Building, and the Gramercy mixed-use building. Those heights go anywhere from 57 feet to 97 feet. Around Sunset and 215, you have Southern Hills Hospital, the Las Vegas Corporate Center, Halo Towers. And in those ranges, they go anywhere from 80 feet up to 133 feet. And then finally, the last example that I'll give you to show that there are taller buildings along the 215 is if you get to Durango and 215, what you have is the Durango Casino. You have UnCommons, which is a Colliers building, and Credit One building. Those heights go anywhere from 73 feet to 216 feet in that area. And then finally, as far as precedent-setting on the property, back in 2017, we had approvals and entitlements to build buildings up to 60 feet on the previous drawing that I showed you for the two office buildings that are there. So, the height, we believe, we've covered. We've given you compelling reasons to approve the height increase that we have on the property.

The other issue is the wall height. If you're familiar with this area here, there's a significant grade drop from Town Center all the way down to our property; it's about 50 feet. And as you know when you're dealing with tough topography in that area and that sloping, we're going to have to have some higher retaining walls in the area and higher walls. So, the 14 feet that you see on the notice is essentially down in this area here on the west side of our property. But what's

important to note is that 14 feet is on the interior. So, if you're on the exterior, you're not seeing a 14-foot-high wall. You're seeing actually inside the complex itself. But I think what's important for the Siena or for anybody else is on how do we treat the exterior along Flamingo with respect to the wall height? You can see here this rendering that I'm showing you here. This wall height is going to go mainly eight to nine feet on the exterior, in some areas up to 10 feet, which is not unusual. And it's similar to other developments within Summerlin, how you step down the wall and you treat it along with the grade. So, we believe with the 50 feet of landscaping, the additional landscaping in the median, you will not really notice the wall height in that area of what we're proposing. And staff is recommending approval of that application.

So, the last variance that I do want to discuss here quickly is the ingress and egress to Gate One. As you can see up here, as I'm showing you, this is the area. This is the entryway to Gate One for Summerlin Studios. What's important to note is we're asking to have a 67-foot-wide opening for ingress/egress. As you can see, we want to have some controlled access. This is where security is, is where we have two lanes coming in, two lanes coming out. More importantly, in our neighborhood meeting -- I'll touch on this here. I'm going to get into the neighborhood meeting and outreach that we've had. One of the concerns from Siena was how this intersection is going to be treated, and I want to thank Antonio for working very hard with us on this matter through Public Works. What I want to show you here is on this exhibit, this is 82 feet in width to the south on Flamingo. So, we're trying to line this up with our 67-foot width.

So, there are conditions of approval that we have to come in with a traffic study and a warrant study so we can have a signalized intersection in this area, which I believe for the Siena folk that are here will be happy to hear that that is a part of one of their concerns that we've had with the discussions.

The last part that I want to mention here before I end the presentation is, as you know, as I went through this, when you come in with variances and use permits or design reviews, there is no mandatory requirement for a neighborhood meeting. Okay? However, Howard Hughes and Sony wants to be good corporate neighbors. So, they tasked the development team to go out and meet with various neighborhood groups. And we started the Friday before Super Bowl, and it was a Friday night meeting. And we had about 300 people show up at Siena, and we discussed our development on the hundred-acre campus.

Subsequently to that, we had a meeting with the HOA Board with Siena to discuss the application, a little bit more details about the heights and everything else that we have on the application. Then we went and we met with Stonegate, which is directly across the street from us, which is a KB Home development. We met with that HOA Board. Then we met with the Trilogy Homeowners Association, which essentially is kitty-corner on Town Center and Flamingo, which is on the southwest side in that area. We also met with the developers of The Summit to address some of the questions and issues that came up in those neighborhood meetings. So, the purpose of those neighborhood meetings is to see what we can get out of those meetings, to see what they're saying. We wanted to listen to the neighbors.

GRONAUER

The biggest issue that came out of all those meetings is traffic. Traffic is a major concern. And I think at least on Flamingo, in our project for project purposes, we've addressed that issue here in that presentation of some of the concern of whether or not this could be a signalized area, because the Siena folks have concerns coming out onto Flamingo. However, the other two or three issues that they have, I'm going to touch on quickly on the traffic. I believe discussions in a different forum is best, and I believe this could be led by -- and Commissioner Jones has agreed in conversations, is that we can have a separate meeting with traffic and individuals from Siena and Trilogy and also Stonegate to have conversations on traffic issues, because some of their traffic issues and concerns is about a mile away. Siena is a big master-planned community. They have another ingress/egress area on Tropicana, and that's about a mile away.

Their other concern is access to a new development in Summerlin and Summerlin South called Ascension. There's ingress/egress located there. Potential signalized discussions could be had, but that's 2.2 miles away. So hopefully, we don't have to focus on those conversations today, and that could be made for another day in a different forum because that doesn't impact -- our project will definitely not impact that, because if you think about the circulation that I've already mentioned, Flamingo and when I get out to Town Center and further down on Hualapai, those road networks are the largest networks in your system. They carry the most intense traffic around. And more importantly, if you're coming in and out of the facility or the hundred-acre campus, Town Center has an on-and-off ramp where you could go east and west. Flamingo, you could go east all the way down to the 215. And Hualapai is a major arterial that goes north and south in that area.

So, in conclusion, as I wrap everything up here, as I already mentioned, the property has been master planned and zoned for a major commercial corridor. Your staff is recommending approval. They've mentioned that this project is compatible and harmonious. And matter of fact, we meet your goals and policies in your master plan that encourages economic diversity and diverse uses on the property.

And the last thing that I think is the most important thing is you know how hard your staff works. Antonio, Sami, Jilly, and many others have worked many long hours on this project. It wasn't easy to keep everything on track to keep it on this date, but I do appreciate, and I know the Howard Hughes team does appreciate your staff. You know how hard they work. And personally, I want to say thank you to Antonio, Sami, Jilly, and everybody else who's been involved with that project.

So that being said, I could step back. There are some people here to speak, I know, in support and maybe have some other concerns. But I'd like to reserve some time, if needed, to address any issues that I didn't bring up on the presentation.

SEGERBLOM

All right, so are you saying that now we're ready for the public hearing?

GRONAUER

I am. I'm done.

SEGERBLOM

Okay. All right. Then this is the public hearing. Anyone wishing to speak on this

SEGERBLOM

item, please come forward. I know there's a lot of people here, so if you want to come up, we have two microphones. You can make lines on both sides, and each person gets three minutes. Don't feel like you have to take the three minutes, but we're ready to hear. Thank you. Tell us your name and then go forward.

GRACE LIKENESS

Grace Likeness, 10596 Angelo Tenero Avenue. All of you Commissioners have probably read the email that I sent you relative to my opposition to the motion picture production studio. And in that email, I addressed many of the issues that Mister Gronauer just brought up. I have a copy of a petition here in front of you that I'd like submitted for the public record. There are 133 signatures of Siena residents on there that are in opposition to this project, as well as those that are in the audience today.

Now in addition to the concerns I put in my email, I want to bring up another point. One of staff's justifications for approving the studio in this particular location, they say that it's because it's on an arterial street. Flamingo is not an arterial street. West of Hualapai, Flamingo becomes a 35-mile-per-hour local road. Local roads provide limited mobility and are the primary access to residential area shops and local business. A movie production studio is not a local business. It's an industry, which will draw from the greater community. And its main entrance is better suited to be located on a thoroughfare that can carry larger volumes of traffic than this area. Based on all the special events that they plan on having, that's going to draw not just workers, but people from the greater area in the industry.

The Planning Department's mission is to develop and implement sound land use zoning programs for a diverse and vibrant community. As you know, the department does this through the use of zoning codes that classify, regulate, and segregate the use of land, buildings, and structures that regulate and restrict the height and the bulk of buildings. Staff's recommendation to approve this project is counter to their own mission. They justify approval based on variances; variances which are waivers of standards greater than those listed in your own code, which allows for only minor deviations of 10%. These variances are greater than 10%.

Further, since the general purpose of most zoning ordinances is to protect the health, safety, and welfare of the public and the expectations of current and prospective owners, it's up to you, our elected Commissioners, to judge whether staff has made a fair and equitable analysis of the code to benefit those most impacted by the project. Unfortunately, the recommendation before you only benefits the applicant, not the neighboring residents or stakeholders. And if you approve this application, you'll be allowing this applicant to circumvent established zoning guidelines, and you open the door for other developers to do the same. You're our final voice. You're our advocate against developers who attempt to override and sugarcoat issues, and I deny this project, and I have --

SEGERBLOM

Perfect timing.

LIKENESS

-- residents here that could stand in my support.

SEGERBLOM

All right. Would everyone like to stand for support? All right, thank you so much. Next speaker please. Good morning.

AUDREY O'KELLEY

Hi, Audrey O'Kelley. My professional experience is television production, PR (public relations), marketing, and community relations. I'm a Siena resident. This is my knowledge. Prior to walking in, postcards sent to a few residents near Flamingo do not convey the impact of your Village 15 project. Everything built within Village 15 will bring density, traffic, and disruption to all 3,000 Siena residents, plus other neighbors living and circulating in proximity. While developing Village 15, how many presentations did HHC (Howard Hughes Corporation) make? When and to whom? Well, I heard about a few. But in Siena, one presentation, February 9 to 100 people. The rest of Siena got an incoherent, disjointed online presentation a month later that begs many questions. How is HHC/Sony joint venture variously called a movie studio, production studio, Summerlin Studio, Summerlin Production Studio's project? Our slide said production studios and retail. So, what is it?

The Las Vegas Review Journal says 31 acres, 500,000 square feet in buildings, two open lots. Buildings include stage space, a commissary, flex space, and room for equipment and to make props. Where? In buildings or outside? Sets, are they going to be trucked in or built there? Who will be in production? It sounds like producers who cobble together financing. So, I ask why here? There's a production space everywhere: Canada, Georgia. There are 93 in Burbank alone. A \$190 million tax break is what you're asking for, which means that's big competition. The 215 is many miles long. Nevada is vast. The easements and upzoning you want are elsewhere.

Clark County's planning process provided no feasibility, economic, or traffic studies to the people to be impacted. Major developers do these. I know. I worked with them. We are an afterthought. Your stated goal in bringing a thriving film industry to Nevada is designed to meet Nevada's needs and ensure the long-term success of the project for the State, not the people who will live within it and traverse Flamingo, Town Center, and the 215, and that's a lot of people, including the people who are going to work there. Events, TV, movie production are disruptive. These are security issues. There are cars, trucks, buses. There's noise, lights, garbage, trash, and, of course, alcohol, which causes difficult behaviors. Don't forget the existing fire station, the additional government building, office building, emergency, hospital, retail. It's a city. Before you develop all the vacant land in there and add 30-plus acres of movie production and events, consider an appropriate place that has what you need. Don't green-light this element of this commercial/industrial element today. Come back later and give us some more information. Thank you.

SEGERBLOM

Thank you.

AARON IBARRA

Good morning, Commissioners. My name is Aaron Ibarra. I'm with Southern Nevada Building Trades. We represent about 19 construction unions and more than 20,000 local construction workers in Southern Nevada. We are here in support of this project. We previously had a labor agreement for a similar project that was introduced at the Legislature. We are currently in talks with them for a labor agreement that would have guaranteed local hire and an increase in apprenticeship and first-year apprenticeship, which is key for developing the workforce here in southern Nevada. I just want to let y'all know that we are in support, and we expect all of our members to also be in support of this. Thank

IBARRA

you.

NICK SCHNEIDER

Good morning, Chair Segerblom and members of the Clark County Commission. My name is Nick Schneider, Assistant Director of Government Affairs for the Vegas Chamber. The Chamber is in support of the zoning application presented by Howard Hughes and Sony for the parcel of land between Flamingo, Town Center, and Hualapai. We've been a long supporter of diversifying the economy here in southern Nevada. We believe that in order to bolster the local economy here, we must foster and grow new economic development opportunities and believe that this proposed item and the use of this land for commercial development with partners in the film industry presents an opportunity for a more resilient economy and an important step in putting Nevada at the center of worldwide creative content.

With the majority of our members being small businesses, we also look forward to the opportunities for Las Vegas small businesses to partner with the film industry and the careers that will emerge for our residents. Southern Nevada is firmly established as an entertainment capital of the world, and this project represents an exciting opportunity to further our community's success at a global level. We urge your support of Action Items 13 and 14. Thank you for your time and consideration.

IAN GECKER

Good morning. My name is Ian Gecker. I live at 10582 Bambola Place in the Siena Development. Siena contains 2,001 homes and approximately 3,500 residents and is divided into two sections, north and south. I live in the south section, which is bounded by Flamingo Road, Hualapai Way, and Town Center Drive. We have five entrance/exit gates. Two are manned, and three are unmanned. The unmanned gates are randomly guarded to control tailgaters. The Flamingo Gate is unmanned and faces directly across from Agenda Items 13 and 14, which will contain an access road to the proposed development and a traffic light. These two additions, access to the development and traffic light, will allow right and left ingress turns from Flamingo Road into the Siena Development through the Flamingo Gate, as well as egress left and right from Siena onto Flamingo Road. The issues at hand are safety to the Siena residents as well as the extra cost that will be involved.

First of all, from safety, the proximity of the Flamingo Gate across from the proposed development will allow unauthorized vehicular and unauthorized individuals access to Siena through the unmanned Flamingo Gate. These unauthorized intrusions are a direct threat to the safety of Siena residents. The production studio special events and so-called wrap parties will allow non-residents and unsavory characters direct access to the interior of Siena. As these people and vehicles will have not been vetted through our main security gate, we'll have lost control over the safety of our residents. Given the state of safety issues that exist throughout our country today, the aforementioned conditions are a real threat to our residents.

Now I'll talk about costs. In order to control these unauthorized intrusions, Siena will have to enhance security at the Flamingo Gate. This means that Siena will have to hire additional guards and post them at the Flamingo Gate during the production studio routine events and celebrations. Our Board of Directors'

GECKER

President and Treasurer estimate that the addition of another guard will cost Siena an additional \$70,000 to \$100,000 a year.

In conclusion, the safety and costs of further protecting Siena residents is an unnecessary and costly burden being placed upon Siena residents by the Zoning Commission. We urge the Zoning Commission to not approve non-routine Items 13 and 14. If the zoning is changed, we urge the Commission to relocate the studio's main entrance to the rear of the project closer to 215 and not to interfere with the traffic and safety concerns of Siena residents as well as future costs. Thank you.

SEGERBLOM

Thank you. Good morning.

PETER GUZMAN

Good morning. Peter Guzman, President of the Latin Chamber of Commerce. I'd like to use a few seconds of my time to say thank you to this incredible body. When we talk about diversification of the economy, sports and entertainment capital of the world, often it's spoken about from a State level, but it's this body. It's this body, over the last eight years especially, that has been charged with the responsibility of making sure that that actually happens. And for that, our community is much better.

And so, specifically to this project, this incredible project, the thought of movies being made here, the thought of our incredible students at some of our finest colleges now having additional career options because this industry will be moving here, I see nothing but pluses. And I urge you to understand that the Latin Chamber of Commerce, we support this project because our members, we know this. This happened at Allegiant Stadium, and it's happened over and over again in every project. These types of projects produce great paying jobs, union jobs, people that spend money in our community. This is all a plus. This is truly diversifying our economy. We must continue forward with that. Yes, you will do the necessary things to make sure these are good projects, but this type of zoning is exactly what we need to continue to diversify our economy. So, I urge you to do that. I also want to say that savory characters exist in every community. Thank you.

SEGERBLOM

Good morning.

VICKY PAPAGEORGE

Good morning. I don't think I'm on, am I? Hello. My name is Vicky Papageorge, and I am a Siena resident, 4322 Bella Cascada. The Gate One will definitely affect me and my neighbors because we have to use the Flamingo Gate exclusively, and we're already experiencing a lot more traffic than we used to have. We are not wanting to shut down this project entirely. We just want you to consider the residents of Siena and how what you're doing is going to affect us and our neighbors because we moved to Siena to get away from traffic and to have a neighborhood where you can walk your dog and not have to worry. And we have great concern, especially with this Gate One right there on Flamingo. We'd like to see if it can't be worked out to go to another location because that is going to affect us tremendously.

We also are concerned with security because most of us -- I'm in my 80s. Most of my neighbors are too. And security is very, very -- it's one of the most important

PAPAGEORGE

things to us at our stage of life. So, my plea with you is just to consider us, the residents of Siena, when you are planning this particular project. We're not there to object to you. We just want our rights and our livelihood, and our lives considered in your decision. Thank you for your time.

LOUISE LADWITZEN

Hello, my name is Louise Ladwizen. I am also a Siena resident. My husband and I moved there to get away from all of the hullabaloo of the Strip. We bought it because it was a nice, quiet neighborhood. This is going to dramatically change that, and that is not what we bought. We are in a 55-plus community. Over 3,000 people over 55 live there. This is something you should seriously consider. Then look across the street at Tivoli. Those are 55-plus apartments or condos, I should say. And then down the street you have The Ridges, and you have The Cliff. All of these are major residential developments, and they are all there for the simple reason that there is a beautiful view and it's quiet. You are going to change that to a point where I can't even imagine.

If you don't want to think about us, think about your property base. These are all multimillion-dollar homes out there. All. And your property tax base is going to go down because our property values are going to go down based on what you're putting across the street from us. This is not where it should be. I think it's a terrific idea, but not there. Please consider that. Thank you.

EDDIE FICKETT

Hi, my name's Eddie Fickett, 4840 West Warm Springs Road, Las Vegas Production Services, LLC. I've been in the film business here in Las Vegas since about 1986 on and off, and I'm excited about this development moving ahead with actually having a studio space, since most of our studio spaces have been lost where we can produce commercials and television shows. I support this, and I guess I'm one of those unscrupulous characters.

BROOKE BIEDERMANN

Hi, I'm Brooke Biedermann. I live in 4694 Bersaglio in the Siena Development. I understand why you want to do this project. My concern is that we have so much building going on in this area. It's all basically single-family homes, and I don't think that a high structure in the middle of this fits into what kind of a neighborhood we have. Certainly, lower buildings would be better, and I don't understand quite why we need such a high fence either. And I know when your presenter was presenting this, one of the things that he said was, "Well, we have these height buildings all along 215," but this is not 215. This is a very small neighborhood with a lot of low buildings. Thank you.

SEGERBLOM

Good morning.

VIDA LIN

Good morning. Good morning. My name is Vida Lin. I'm the President and founder of the Asian Community Development Council. The mission of ACDC is to improve the general wellbeing and educate of the Asian American, Native Hawaiian, Pacific Islander, and other ethnic community in Nevada. Founded in 2015, ACDC emerged in response to the growing need and challenges faced by the AANHPI community in our state. Initially established as a grassroots organization, ACDC since has grown into a prominent nonprofit organization that addresses symptomatic inequality, promotes cultural preservation and celebration, and fosters civil engagement and empowerment. The AANHPI population in Nevada is approximately 392,000, comprising 12.5% of the population. In fact,

LIN

it's the fastest-growing demographic in Nevada.

With this significant growth comes a whole range of needs and challenges, promoting ACDC to adopt a comprehensive approach to catering to the diverse AANHPI community, especially since the AANHPI community population is not a monolith.

Today's approval of this land use is an important first step in exploring opportunities to meaningful, diverse, and a diverse community economy. We look forward to this project expanding opportunity for small business to partner with new industry. And ACDC, we work to facilitate these connections with effort to ensure the project has maximum community benefits. Through this partnership, we look forward to ensuring that the diverse voices of the AANHPI community in Nevada will be at the table from day one. Thank you.

CAMERON MILLER

Good morning. I am Cameron C.H. Miller, President and CEO of the Urban Chamber of Commerce. The Urban Chamber of Commerce is proud to support the land use application before you today. Film infrastructure developed by Howard Hughes and Sony Pictures Entertainment will deliver economic diversification and well-paying jobs, and a boost to our small business community. Community partnerships between Howard Hughes and organizations like ours, the Urban Chamber of Commerce, will give workers and small businesses the resources and connections to be meaningful participants in the economic opportunity of the film industry. That's my statement.

However, on a personal level, I have a 20-year history in film and television production where I have had to travel out of this State to work. Being able to bring this type of infrastructure to our region is extremely important. And it's really the small businesses, our skilled trades folks, our labor unions, who will benefit the most, and that is the people of Nevada. And so, with all of that, I urge your support and the Urban Chamber of Commerce is proud to support this initiative. Thank you.

SEGERLOM

Thank you.

ERIC GUIDENG

Eric Guideng, G-U-I-D-E-N-G. I grew up here in Nevada. I immigrated here when I was five years old, and I went to Las Vegas High School. I love the opportunities afforded to me. From high school, after I became a Las Vegas Wildcat, I joined the U.S. Army. And the education benefits from joining the Army allowed me to pick any school, but I decided to go to UNLV because that's where home is, and you go where home is and you make it better. And thanks to the opportunities from UNLV, it opened the doors to me through the film community and that allowed me to get my Screen Actor's Guild card, as a member. The opportunities were given to me. When it was given to me, my peers were like, "Oh, now you can move. Now you can go to California. Now you go to New York." I'm like, "No." Because my values that I got from the military, loyalty, duty, respect, selfless service, honor, integrity, personal courage says, "Stay and make it better." So, Nevada is home, we make it better, and those who feel the same way as me, that this is home and you make it better, this is one way we do it. So now that opportunity is given to me, the education was there, the industry needs to be there. And thank you for those who believe in Nevada

GUIDENG	enough to come here and to invest into it and make it better. Thank you.
SEGERBLOM	Thank you.
ANDY DONAHUE	Commissioners, Andy Donahue here with the Laborer-Employers Cooperation and Education Trust, and I also happen to have a family residence in the general area of this project, here today in support of forward progress on this matter because it is a sound reinvestment from a market expansion perspective. Thank you.
SEGERBLOM	Good morning.
FAITH NAULT	Good morning, Chair Segerblom and members of the Committee. My name is Faith Nault, N-A-U-L-T, and I'm a recent UNLV graduate and a local filmmaker. I, as do my peers of local filmmakers and film school graduates and students, stand in support of Agenda Items 13 and 14, as it brings more opportunities to local talent that struggle to find opportunity in our great state. With Howard Hughes and Sony Pictures Entertainment, as a filmmaker here in Las Vegas, I am ecstatic for the opportunities and the space that can be created with this project and help other young filmmakers like me the opportunity in our own beautiful state to gain the experiences we need to work in an industry that we love. Thank you for your time.
JAMES HALSEY	Good morning, Commissioners, James Halsey, representing IBEW local 3-5-7 and their 4,600 members. We stand in support of this project and the opportunities that it will provide for work for our members. Thank you.
CONSTANZA CASTRO	Hello, my name is Constanza Castro. I am here in support. I grew up in Las Vegas, I graduated from UNLV with a Bachelor's in Fine Arts, specifically in film. And like a lot of people have said here, I had to move to L.A. to continue to pursue my career. I got my MFA in L.A. and I have been there for 10 years. That was the only way that I could pursue my dreams in a film and TV industry. Knowing the immense talent that the City has to offer, I am so excited about the possibility to come back home and expand on an industry that I love and that I'm passionate about and that, as many other people said, offers immense economic growth. I look forward for the film industry to find a home here in Las Vegas, an industry that will create high paying jobs, a lot of jobs. And not only that, but I think the thing that I'm most excited about is the opportunity to empower the next generation of filmmakers and storytellers that Las Vegas will have. When you grow up in a specific place, you have a mindset, you have ideas, you have a way of thinking. And I think that it is so powerful to be able to open those opportunities at a studio system level to people like me who had dreams growing up and telling stories. And I think that the most important thing is that the film industry has the power to unite us, and I think that with the mindset of the Vegas community, the local community, there's just a lot of growth. So, I'm here in support. Thank you.
SHELBY PARKES	Hello, my name is Shelby Parkes, P-A-R-K-E-S. I'm here today in support of the zoning. I am pretty new to the film industry, I've been acting for the past three years in commercials, some shot in Las Vegas, some I do have to go to L.A. for. I

PARKES

am looking at relocating in May to be able to do this work full-time. This would change the lives of myself and so many of my friends and my colleagues that I have been working with. Not only actors, but producers, writers. There are casting agents. This is an entire empire from top to bottom, and these people are highly educated, highly trained. These are not shady people. These are people who have trained for years and years and years to do this work.

And I will also say that the coalition that we do have today is representative of the state of Nevada, a majority/minority state. This is something that the Black community, the Asian community, and the Latino community are all supporting and can benefit from. And from folks who have been in this industry for 20, 30 years and people who are just starting out like myself, have an opportunity to grow here in Las Vegas and be able to stay in Nevada, and that's going to change things for a lot of people, and it'll definitely affect way more than 3,000 individuals. So, I do want you to consider this. Thank you so much.

SEGERBLOM

Thank you.

RANDY BOTZET

Morning Chair. Morning Committee. I'm Randy Botzet, Vice President and Business Agent of Teamster Local 6-3-1. We're in support of this. You guys got quite the buzz going on here. You got good dialogue going, so yeah, we're in support of it. It's a lot of opportunities here to build our community, the diversity, the job markets, the education. I think it's a good thing for this community. Thanks.

SEGERBLOM

Thank you. And feel free to just say your support and tell us who you are.

RALPHIE COHEN

Good morning, ladies and gentlemen, my name is Ralphie Cohen, I live in Siena. I moved three years ago from L.A. from the mess we have there, from the Sony studio area and CBS area and Fox areas, all the studio, they have a mess around there. I understand according to what I see here, you guys are maybe going to go for it. And I understand, business is business. But you have a lot of suggestion here, how to relocate it, make a different location entry, how to reduce the building. According to this gentleman, he said the top floor is going to be 79-foot to 67-foot. I didn't understand exactly what he mean, but I understand the height is too high for this area. If you want it, move it forward, close to the 215 Freeway.

We can give them some suggestion to make everything is benefits for everybody, for Siena resident and for the studio. We can work it out maybe, but it's to work together, because the gate is going to be from Flamingo, it's going to create a lot of mess to our area. There's going to be a lot of crime, there's going to be a lot of homeless. This is what I saw in L.A., and I know it's going to be here too. Thank you very much.

SEGERBLOM

Thank you.

ARTURO CASTRO

Good morning, my name is Arturo Castro. Chair and Commissioners, thank you guys for having us here today. As a 25-year resident of Nevada, UNLV graduate, film graduate myself, and actually brother to Constanza, we've watched our family have to leave Las Vegas. They've had to go to L.A., they're in New York, they're in Georgia, they're all over the country, all over the world. And as a small

CASTRO

business owner and in the ad agency world and in the film production world, we really urge you guys to bring families back together.

It's not just an economic impact, but I think there's a lot of UNLV, Clark County and Las Vegas residents that could benefit from moving back home to be with their families. As well as, this isn't just for UNLV, this isn't just for students. This will bring economic impact to the labor unions, to electricians, to journeymen, to grips, to lighting, to everything in all. This is not just about the executives and everybody else. This is painters, carpenters, everybody else. We urge you and are in favor of it. Thank you, guys.

MARGIE GONZALES

Good morning, I'm Margie Gonzales, G-O-N-Z-A-L-E-S, and I am owner of E Cube Solutions, LLC. I am a producer of short film festivals and truly excited about the Summerlin Studio project. A lot of Hollywood films I shot here in Las Vegas, but they all go back to Hollywood to be completed. With the Summerlin Studios, film is produced and completed in its entirety here in Las Vegas. That means big opportunities for our film students at UNLV and CSN, who I've been supporting already, and labor and creative unions. I support the project. Thank you

HARVEY NOIT

How are you doing? My name is Harvey Noit. I'm with Local 872. I also live in the area, 10136 Dragons Meadow Court. Several members also live in the same area. You guys have been hitting it out the park forever. The Raider Stadium started, and no one really wanted the stadium, but the stadium came through and it just, boom, we haven't looked back since. We have been working and working, everything's come out good. I'm just, I'm ready for it. I'm ready to go back to work. I'm ready for this opportunity. And I'm down for it. Thank you.

SEGERBLOM

Thank you. Anyone else wishing to speak on this item? If not, we'll close the public hearing and invite Mister Gronauer back up. I see no one, we'll close the public hearing. And I'll turn it over to Commissioner Jones.

JUSTIN JONES

Thank you, Mister Chair. And thank you, Mister Gronauer, and your colleagues from Howard Hughes and Sony for the presentations today. And I want to say thank you to all those who came out today, both those that are residents who live nearby and also those who come out in support of this agenda item. I'm happy to have you respond to some of the concerns that were raised, but particularly I want to get some clarification with regards to entrance number one and who will be entering that location versus the trucks, et cetera, that will be coming in different entrances. I think there's a little bit of confusion as to who is actually going into gate number one.

GRONAUER

Yeah. For the most part, for gate number one, you will have the visitors that will be coming in to check in who are invited in that area. I'm sure you may have some employees that may come in every so often, because that's just the way it is, but that's essentially it. With respect to anything else, what the neighbors were mentioning, we look at this as, "This is a nice entry feature." And if I could just add on one thing here is, when we met with the HOA Board with Siena after a subsequent 300-person meeting that we had, what they liked about Flamingo, the issue that they have today coming out, they can't make a safe left hand turn out there. And so, we kind of joked a little bit, we go, "Well, you don't want traffic,

GRONAUER traffic is there, but the only way we're going to get that signalize intersection here is so we can work together on this." And so, the HOA Board was in support of that and they understood, because they didn't want to have it become a safety issue here. But as far as the ingress and ingress here, it's basically the visitors will be checking in and some employees.

JONES Very good. Can you give us just a high-level overview of what the economic benefits of this could be in the commitment to, investment commitment from both Howard Hughes and Sony?

GRONAUER I don't have the exact numbers. I'm going to go to the guy that --

O'REILLY Sure.

GRONAUER -- David's the guy that has all the --

O'REILLY David O'Reilly, CEO of Howard Hughes. The Summerlin studio project itself, on the 31-acres is, on the Howard Hughes' behalf, over \$500 million investment across the whole a 100-acre campus. We'll be investing in excess of \$1.5 billion to grow the local economy here, increase the real estate tax base, increase the job base, and diversify the economy.

JONES Very good. Thank you. Was there anything else that you wanted to address Mister Gronauer?

GRONAUER No, I think the most important thing is on the traffic. The one thing that I did omit is, because I just thought everybody knew this, but that's on me, is on the other side of Town Center here, and I know you may know this and some may not know, this is a gaming enterprise district. So that is planned for a hotel casino, and then the property down in this area, because I represented KB Home about four years ago on that, that was also commercial property. So, the fact of the matter that the property has been zoned and planned for 25 years, this is where this commercial has always been planned, and we have the right-of-way here to help support that commercial in that area. Outside of that, I just wanted to make sure I made that clear.

JONES And in terms of C-3, the commercial, that incorporates basically any type of commercial that might have much higher traffic, ingress and egress, if it were a downtown Summerlin type of development versus this, where it's really going to be more employees coming onsite for the day once in, once out. Is that accurate?

GRONAUER That is more than accurate. And that's why I put in there, some of the neighbors asked, "Is it going to be a Home Depot or a Lowe's?" You put those anchor tenants in this shopping center, you have more traffic coming in and out in this area and there's more concerns that way.

JONES All right, good. Well, I had the opportunity to sit on the Board for the Las Vegas Global Economic Alliance for several years and really their focus on targeted industries, and creative arts was one of the targeted industries for both the state and for our local economic development authority. I am excited about this project, I think it is in line with what has always been Summerlin's mission to have

JONES

business employment opportunities as well as high class residential areas like Siena, like the Summit, like many of the new developments that are going in up there. Including one of its newest residents, of course, Mark Wahlberg.

I think that this is an opportunity for not only hundreds of millions of dollars in investment in construction jobs, thousands of new good paying construction jobs, but also more importantly, because a lot of the time we talk about the construction jobs and that's super important, but the permanent jobs of thousands of additional permanent good paying jobs in mostly union jobs from IATSE (International Alliance of Theatrical Stage Employees) to SAG (Screen Actor Guild, SAG-AFTRA (Screen Actors Guild-American Federation of Television and Radio Artists), et cetera.

I am super excited about this project. Obviously, what's before us today is simply the zoning. In terms of other references to tax abatements, et cetera, that is for the Governor and the State to address. But I want to go ahead and make a motion to approve this project. My commitment to the residents of Siena and the other areas around this project is to have subsequent meetings with regards to traffic. Traffic is not a new concern in that area. I have met with Siena residents and other residents over there every year basically to talk about those issues.

Our Public Works Department does the best they can in order to address them and we will continue to have those discussions, regardless of when this project moves forward. So that is my commitment to the neighbors out there. And with that, I will go ahead and move for approval Agenda Items 13 and 14.

SEGERBLOM

And before calling for a vote, I just want to make a comment. There was a reference to partners around the valley, and I'm hoping that there will be a partner in East Las Vegas also. So, with that, I would call for a vote. And that motion passes.

GRONAUER

I want to thank you, Commissioners, for your time on this project, and have a good day.

SEGERBLOM

We'll hold off until everyone that needs to leave can leave, Miss Real. We'll take a five-minute break. We're ahead of schedule.

GRONAUER

Let's get a yes first.

SEGERBLOM

Yeah, you two guys don't have that much in your District, so it's tough to spend it now. Now we're waiting on your staff. Everybody ready to go? All right, we'll call the meeting back to order.

ITEM 14 VC-24-0020-HOWARD HUGHES PROPERTIES, INC:

VARIANCES for the following: 1) allow a motion picture production studio; 2) allow special events; 3) increase building height; 4) increase wall height; 5) increase driveway width; and 6) allow a knuckle. DESIGN REVIEWS for the following: 1) a motion picture production studio; and 2) lighting on a 30.8-acre portion of 69.6 acres in a C-3 (General Commercial) P-C (Planned Community Overlay) Zone. Generally located on the north side of Flamingo Road, 600 feet east of Town Center Drive within Summerlin South. JJ/jor/ng (For possible action)

ACTION:

Approved by unanimous vote with conditions.

CONDITIONS OF APPROVAL:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to conduct a traffic signal warrant analysis for the intersection of Flamingo Road and Fiore Bella Boulevard;
- If a traffic signal is warranted, applicant to design and construct traffic signal at Flamingo Road and Fiore Bella Boulevard;
- If a traffic signal is not warranted, applicant to construct the Flamingo Road driveway per Uniform Standard Drawing 222.1.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0060- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis

ITEM 15 UC-24-0013-LEADING EDGE VENTURES LLC:

USE PERMIT for an airstrip.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase non-decorative security fence height; 2) eliminate on-site landscaping; 3) eliminate parking area landscaping; and 4) eliminate buffering and screening.

DESIGN REVIEW for an airstrip on a 40.2-acre portion of a 242.4-acre site in an RS80 (Residential Single-Family 80) Zone. Generally located 4.1 miles east of the Nye/Clark County border and 1.1 miles north of SR 160 within the Northwest County Planning Area. JJ/md/ng (For possible action)

ACTION: Item 15 deleted from the agenda (held to May 8, 2024, per the applicant).

ITEM 16 WC-23-400155 (ZC-0339-08)-SCT SILVERADO RANCH & ARVILLE, LLC:

HOLDOVER WAIVER OF CONDITIONS of a zone change requiring cross access and parking easement to the north and east in conjunction with a tavern on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action) (held from February 7, 2024)

ACTION: Item 16 deleted from the agenda (held to June 5, 2024, per the applicant.)

ITEM 17 ET-23-400154 (WS-19-0816)-SCT SILVERADO RANCH & ARVILLE, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduce driveway separation; and 2) reduce throat depth for a driveway.

DESIGN REVIEW for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street

within Enterprise. JJ/sd/syp (For possible action) (held from February 7, 2024)

ACTION: Item 17 deleted from the agenda (held to June 5, 2024, per the applicant).

ITEM 18 WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalk and alternative landscaping; 2) increase wall height; 3) eliminate parking lot landscaping; 4) allow non-standard improvements; 5) reduce departure distance; and 6) reduce driveway width.

DESIGN REVIEWS for the following: 1) modification to previously approved tavern; 2) finished grade on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action) (held from February 7, 2024)

ACTION: Item 18 deleted from the agenda (held to June 5, 2024, per the applicant).

ITEM 19 WS-23-0873-NELSON, ROY C.:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalks and landscaping; and 2) full off-site improvements.

DESIGN REVIEW for a single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Red Coach Avenue and Buffalo Drive within Lone Mountain. RM/mh/syp (For possible action) (held from March 6, 2024)

ACTION: Approved by unanimous vote with staff conditions and additional conditions.

CONDITIONS OF APPROVAL:

Comprehensive Planning

- 6-foot landscape strip to be provided along Red Coach Avenue (trees are not required);
- Landscaping to be provided along Buffalo Drive (trees are not required);
- 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; 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Execute a license and maintenance agreement for any nonstandard improvement within the right-of-way;
- Vacate excess right-of-way on Buffalo Drive adjacent to the subject property to accommodate detached sidewalks;
- Vacation to be recordable prior to building permit issuance;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

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

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN FOR BUFFALO DRIVE ONLY

REAL

Commissioners, next on the agenda is Item 19 WS-23-0873, holdover waivers of development standards for the following: eliminate sidewalks and landscaping and full off-site improvements, design review for a single-family residential subdivision on 2.1 acres in a Real Estates Residential Zone generally located on the southwest corner of Red Coach Avenue and Buffalo Drive within Lone Mountain.

SEGERBLOM

Good morning. I'm not sure what's going on. There you go.

ROBERT CUNNINGHAM

I'll just go over here. Good morning. Robert Cunningham, 6030 South Jones Boulevard with Taney Engineering, representing the applicant. What we're proposing is a four-lot cul-de-sac residential subdivision. We have three different waivers that were requested, and we have worked with Public Works staff as well as Planning to modify those waivers, and I'd like to go over those today.

So, the first waiver, 1A, was to eliminate the detached sidewalk requirement on Red Coach where 15-foot landscaping and detached sidewalk is required. We would like to still move forward with that, but we are agreeing to install six feet of landscaping along this area here on Red Coach.

And also, along Red Coach and Buffalo, we are asking to not install trees in the landscaping. Part of the requirement is to install trees, but along both right-of-ways there are, on the corner of Red Coach and Buffalo, there is an existing Southwest Gas regulating station with pine trees planted around it. The pine trees are already touching and hitting the above ground utility lines on -- here's the picture from Buffalo. Here's a picture on Red Coach. Because of this and the height of these lines being about 14 feet, we're asking to not install trees along either right-of-way. Instead, we would be happy to install large shrubs if so needed.

The other waiver, which was a waiver of off-sites on Buffalo, before we were asking to not install curb gutters, sidewalks, streetlights on Buffalo. We are since withdrawing that waiver and installing all of the off-site improvements along it. The only portion of that waiver still remaining would be to not install those trees.

The other condition in putting full off-sites in on Buffalo will require us to ultimately vacate five feet of Buffalo right-of-way. We're agreement to a condition being added, if staff so pleases, to vacate five feet of Buffalo and we will proceed with that immediately if this is approved. That concludes my presentation today, and I'd be happy to answer any questions. Thank you.

SEGERBLOM

This is a public hearing. Anyone here wishing to speak on this item? I see no one will oppose the hearing and turn it over to Commissioner Miller.

ROSS MILLER

Thank you. Can I just get a confirmation from Public Works and Planning? I'm not sure that I got an update as to the plans, and what exactly was worked out, but although I'd accept the representations from the applicant.

ANTONIO PAPAZIAN

Thank you, Commissioner. At least for the off-sites on Buffalo, we did work it out. If you should move to approve, I would like to add some conditions only because they do have to come in for a vacation to install those detached

PAPAZIAN

sidewalks. So, I'd like to add to the record, "Execute a license and maintenance agreement for any non-centered improvement within the right-of-way. Vacate excess right-of-way on Buffalo Drive adjacent to the subject property to accommodate detached sidewalks, and vacation to be recordable prior to building permit issuance." So, this will allow them to still put in the landscaping, and it will appear, it's in the right-of-way, at least until that vacation comes, and once the vacation happens, it will be on private property.

MILLER

Okay, and did Planning have anything to add to the waiver of the trees? Seems reasonable to me, in light of the circumstances.

REAL

Correct. Understanding that how low those power lines are, I just want to confirm, so the applicant is now proposing to install six feet of landscaping along Red Coach, trees -- we won't require trees. And then with the detached sidewalks along Buffalo, landscaping will be installed as well, just no trees, is that correct?

MILLER

Okay.

CUNNINGHAM

That is our correct understanding. Yes.

MILLER

Thank you.

REAL

Thank you.

MILLER

All right, this all makes sense to me. Thank you for the applicant for working with us on this one. We've held it to satisfy the concerns from staff. I'm a little unclear, though. I believe we're moving to approve the request for waiver on Item 1A, with the condition that they're going to add six feet of additional landscaping, and denying the request for waivers as it applies to Red Coach Avenue. But otherwise, attaching the conditions as described by Public Works for Buffalo Drive, including the vacation of five feet on Buffalo consistent with the conditions that Antonio described. I'd move for approval with those conditions

SEGERBLOM

There's a motion, cast your vote. That motion passes.

CUNNINGHAM

Thank you.

COMPANION ITEMS (20-22)

ITEM 20 WC-23-400196 (ZC-1584-98)-DIAMOND RANCH II, LLC:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) on-site lighting consisting of low sodium, inward direct fixtures to be included with each design review; 2) A-1 landscaping along all major street frontages; and 3) recording reciprocal, perpetual cross access, ingress/egress, and parking agreement in conjunction with a plant nursery on 10.5 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the east side of Lindell Road within Enterprise. JJ/jud/syp (For possible action)

ACTION:

Approved by unanimous vote with conditions.

CONDITIONS OF APPROVAL:

Comprehensive Planning

- The applicant is advised that 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.

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 #0028- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF CONDITIONS #3 WAS WITHDRAWN.

REAL

Commissioners, next are Items 20, 21, and 22.

Item 20, WC-23-400196, waivers of conditions of a zone change requiring the following: on-site landscaping consisting of low sodium inward direct features to be included with each design review, A-1 landscaping along all major street frontages, and recording reciprocal perpetual cross access ingress, egress, and parking agreement in conjunction with a plant nursery on 10.5 acres in an M-D Design Manufacturing Zone, generally located on the north side of Blue Diamond Road and the east side of Lindell Road within Enterprise.

Item 21, VS-23-0914, vacate and abandon a portion of right-of-way, being Mohawk Street located, between Ford Avenue and Blue Diamond Road, within Enterprise.

And then, Item 22, WS-23-0912, waivers of development standards for the following: increase retaining wall height, alternative parking lot landscaping, and allow attached sidewalk, design review for expansion of an existing plant nursery on 10.5 acres in an M-D Design Manufacturing Zone, generally located on the north side of Blue Diamond and the east side of Lindell Road within Enterprise.

SEGERBLOM

Good morning.

STEPHANIE ALLEN

Good morning Mister Chairman, Commissioners, Stephanie Allen, 1980 Festival Plaza Drive, here on behalf of the applicant, Star Nursery. This property is located off of Blue Diamond Road, and Lindell is to the west. It's the existing Star Nursery off of Blue Diamond. And the proposal that's before you today is to expand that nursery on this property to the east of the site. It's not every day I get to stand here and tell you we're adding tons of trees, but this is a great, obviously, additional development to the area. The only addition is for outdoor display and retail sales of additional trees, which is exciting.

So, the application that is before you today first is a series of waivers of conditions from the 1998 zoning on the property. They're very old, and condition number three, actually, we already comply with, so I can withdraw that without prejudice. That was the cross access between the development to the west and the development to the east, and we have met that, so I'll withdraw without prejudice, waiver of condition number three.

The second application is the vacation of Mohawk. Mohawk is the street alignment that is existing between Blue Diamond and Ford to the north. We've worked very closely with your staff and Antonio, and we appreciate all the work

ALLEN

that they've done with us to effectuate this vacation application. It obviously makes a much better expansion of the nursery without a street going through the center, and we very much appreciate that recommendation of approval. The third application is the expansion itself and the design review. This is the portion that will be expanded to the east. As I mentioned, it's all outdoor display area for retail sales. There will be a sliding gate along this area here that will allow for trucks to come in and load and unload. The waiver applications that we have related to the design review are to allow one additional foot of retaining along this north property line. That's just to allow and be consistent with the wall that's already existing along Ford Avenue, and staff is supporting that request.

The second application for a waiver is, we have a landscape finger that would be required in this additional parking area right here. We've asked to waive it because there will be trucks coming in, loading and unloading in this area. We're also way overparked, so these parking spaces are not necessarily required. However, we would like to keep them in lieu of that one parking finger that would be required right here. We do have excess perimeter landscaping. In fact, Starter Nursery likes to put a ton of landscaping around their perimeter, obviously, for display, for their customers that come, and we have excess trees and shrubbery that'll be in that area in lieu of that one landscaping finger. So, we would ask for your support of that waiver.

Finally, the last waiver application is with respect to the sidewalk along Ford Avenue. The reason we're asking for an attached sidewalk, the development to the east has an attached sidewalk, and we think that makes the most sense, to just continue that attached sidewalk. And a detached sidewalk in this little, tiny area would be just kind of disjointed and would look a little bit funny along Ford. So, that is the reason for that waiver request.

The Town Board did support the application in its entirety. So, we would ask you to follow the Town Board's recommendation, and again, we appreciate staff's recommendations of approval on the portions that they have recommended approval. I'm happy to answer any questions. This is an exciting addition to the area. I know they've been a great neighbor and a great provider of trees and landscaping in the area, and hopefully, this expansion will add to that. So, happy to answer any questions.

SEGERBLOM

This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, I'll turn over to Commissioner Jones, but I also congratulate you for finally having a client that is worthy of representation.

ALLEN

I will pass that on to Star Nursery.

JONES

Thank you, Miss Allen. We're disappointed that you didn't bring 50 people for your agenda item but thank you. Thank you for working with Public Works, and making sure that this complied with everything you could with regards to the cross-access, with regards to the waiver on sidewalks, and landscaping etc., this is a unique circumstance. Obviously, most of it was already built before, and so it didn't really make sense to require the same improvements on the backside of the project.

JONES So, I will go ahead and move for approval of Agenda Item 20 and 21, with the withdrawal of waiver condition number 3.

REAL And Commissioner, that should include Item 22 as well.

JONES Okay, sorry, 21, 22.

SEGERBLOM All right, cast your vote.

JONES My book is off by --

SEGERBLOM That motion passes.

ALLEN Thank you very much, appreciate it.

ITEM 21 VS-23-0914-DIAMOND RANCH II, LLC:

VACATE AND ABANDON a portion of a right-of-way being Mohawk Street located between Ford Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jud/syp (For possible action)

ACTION: Approved by unanimous vote with conditions.

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; 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- The applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-23-0914; CCWRD has no objection to the request for vacation as presented; however, CCWRD requires all existing rights granted to us within the rights-of-way to be reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to CCWRD.

ITEM 22 WS-23-0912-DIAMOND RANCH II, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) alternative parking lot landscaping; and 3) allow attached sidewalk.

DESIGN REVIEW for expansion of an existing plant nursery on 10.5 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the east side of Lindell Road within Enterprise. JJ/jud/syp (For possible action)

ACTION:

Approved by unanimous vote with conditions.

CONDITIONS OF APPROVAL:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection;
- 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.
- 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; 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; 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.

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 #0028-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM 23 WS-23-0340-HALLEWELL, MICHAEL H. & NANCY L.:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; 3) allow alternative yards; and 4) allow an attached sidewalk and alternative landscaping.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 4.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/jud/syp (For possible action) (held from December 6, 2023)

ACTION:

Item 23 deleted from the agenda (held to April 17, 2024, per the applicant).

ITEM 24 WS-23-0766-CLARK PAT GST TRUST & CLARK PAT TRS:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalks and street landscaping; 2) increase wall height; 3) allow sole access from a collector street; 4) reduce gate setback; and 5) waive full off-site improvements.

DESIGN REVIEW for finished grade in conjunction with a proposed single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Torrey Pines Drive and the south side of Maggie Avenue within Lone Mountain. MK/lm/syp (For possible action) (held from February 21, 2024)

ACTION:

Item 24 deleted from the agenda (held to May 22, 2024, per the applicant.
Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.)

COMPANION ITEMS (25-27)

ITEM 25 PA-23-700052-BROHAWK, LLC, ET AL:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 6.7 acres. Generally located on the northwest corner of Mohawk Street and Post Road within Spring Valley. MN/gc (For possible action)

ACTION: Approved as recommended (Resolution R-3-20-24-1).

REAL Next are Items 25, 26, and 27, which will be heard together.

Item 25, PA-23-700052, plan amendment to redesignate the existing land use category from ranch estate neighborhood to business employment on 6.7 acres, generally located on the northwest corner of Mohawk Street and Post Road, within Spring Valley.

Item 26, ZC-23-0899; zone change to reclassify 2.3 acres from an R-E Real Estate Residential AE-65 Zone to an M-D Design Manufacturing AE-65 Zone. Waivers of development standards for the following: reduced parking and CMA Design Overlay, site development, architectural screening, and landscape standards. Design review for an office warehouse in the CMA Design Overlay District, generally located on the west side of Mohawk Street, 625 feet north of Post Road, within Spring Valley.

And then last, Item 27, VS-23-0901, vacate and abandon easements of interest located between Patrick Lane and Post Road, and between Lindell Road and Mohawk Street, and a portion of right-of-way being Mohawk Street, located between Patrick Lane and Post Road, within Spring Valley.

SAMANTHA RYAN Good morning.

SEGERBLOM Good morning.

RYAN Samantha Ryan, Storm Development Services, 9811 West Charleston Boulevard, Suite 2. We have three agenda items for you today. I'll go through them in order and tell you a little bit of the backstory. We're happy to finally be to this point. We've been working on this one for the better part of a year.

So, the plan amendment encompasses seven separate parcels, and there are actually six different owners that are represented. This started when we went and had a couple of meetings with Commissioner Naft on the northernmost of the seven parcels, wanting to do a zone change and design review for a warehouse building. And the feedback was, "Hey, we understand this entire street. It's a little bit messy from a zoning perspective. We have this large lot residential zoning on one side of Mohawk. And then, on the other side, we're seeing some warehouse development that's already starting. So, they said, "Do what you can to go back to your neighbors and see if we can find a more comprehensive solution, rather than doing just a single spot zoning, and then likely having to do that again over the next few years to clean up the area." So that's what we did. Over time, we got to know our neighbors to the south along Mohawk pretty well. This is pretty much the entire west side of Mohawk, south of Patrick, right here. It's a little hard to

RYAN

see. We wanted to include this neighbor in the action as well, but he's just non-responsive to everyone that tried to contact him. So, we have the entire west side of the street less that northern parcel. And this is a change from Ranch Estate Neighborhood to a Business Employment Zone. So, you can see what we're requesting right here in blue. There are a couple parcels I'll show you on the next slide across the street that have gone through zoning actions in the past few years and have been approved for zone changes to M-D, and some design reviews on some warehouse buildings as well.

There's a little bit better view of the area. So, on here, you can see a few things. This is our planned building that we'll talk about later, with the zone change. The next two parcels south of us are raw vacant land, and then the four parcels south of that, it's an existing cul-de-sac of half acre lots, all built out. When we got together with these neighbors and started talking to them, they realized what's going on on this street, right? These properties right here, this one has already begun construction. It's a little over 33,000 square feet of warehouse. This one just reached final approval for 66,000 square feet of warehouse I believe in January of this year. So, they're conscious that the character of the neighborhood is starting to change.

For them, their motivation to join this application is a little bit to preserve their future property values. The hope is that with a broader opportunity for different uses in the future, they can continue to live in their homes now, but when they go to maybe divest these later, there's a little greater draw for people that are going to see value in that, whether it's on a land basis or just the extra uses that they could have at those properties, and that'll help them retain that value that they might lose, due to being across the street from warehouse product.

There's also a really nice buffer already on the west side of the parcels in our application. This is a public use property. It was previously owned by the Department of Aviation, so we know it can never be residential, and that creates a really good buffer on the other side of Lindell from the cluster of residential that's over here. These folks, they're kind of in a situation where they're stranded on an island, if you will, so that's why we want to make the change.

So, to move on, our zone change and design review, as I mentioned, is on the northernmost 2.3 acres. We are going for a zone change M-D from an R-E use, and the goal is to build an office warehouse building that's a little bit over 38,000 square feet. This is not a spec development. This process actually all started when we met Jeff Bouts, who is here. He's the owner of Abel Electric. They're a medium-sized electrical contractor in town. Jeff has grown out of his current building, and he wants to build himself a home for himself and his employees, so that is what this building is going to be. Jeff intends to occupy the majority of the building. It will be built most likely into two tenant spaces to start. He'll occupy the majority, and then potentially even grow into the entire building. So, as you can see, 38,000 square feet of warehouse. We do have five loading doors. There are, I believe, three grade and two dock at the back to service those two tenants.

You'll notice some interesting things about the placement of the building, and I'll go into that with our waivers a little bit, that's just a general plan, and there's a floor plan, of the potential two suites. We're including some square footage in this

RYAN

design review application for future mezzanine space, so that's another opportunity to grow into the building and not have to come back for a separate zoning review.

Now, to talk through some of our waivers. Our first waiver's for parking. We're providing 49, where 59 are required. We got in at the very end of the year, so we're being assessed under the old code. Just want to note that under the new code, we actually would meet the parking requirement. So, we're deficient under old code, but under the new code, we do meet that.

The second waiver, this is for this kind of -- the way that the building is facing. So typically, under CMA Overlay, you would have the loading areas facing the rear of the lot. In that case, this would be the west side of the property. We put ours facing the north for two reasons. We were mirroring the design of the building across the street. It's configured in the same way. And our goal, now that we know and love our neighbors to the south, we want to keep the truck traffic as far away from them as possible, just for noise, you know, disturbance. And so, by concentrating those trucks up here, the thought is that they will come out in and out this front entrance, and discharge on Patrick only, and they won't be driving south next to the neighbor's homes.

A landscape waiver, this is also under CMA Overlay. Because this property to the north is technically still residential, we're required to do an intense landscape buffer on the north side. We're not opting to do that for a couple of reasons. We're building a taller-than-average border wall around the property. It'll be eight-foot CMU wall rather than six. So, there's a fear that any root growth would be hampered the footings for that wall, and it may be blocked from the sun, and nobody's really going to see it over there anyway. As a trade-off, we've added an extra five feet of landscaping on the Mohawk frontage. So instead of 5', 5', and 5', we have 5', 5', and 15', so there's a little bit of extra landscaping there to compensate for not having it on the north side.

Screening. Screening is also under the CMA Overlay because we are facing the loading docks to the north. It's hard to screen them completely from the view in the right-of-way. I have a rendering later in the package, I'll show you, we've added a decorative screening element to try and block as much of the view of those trucks as we possibly can.

And the last waiver is for no decorative roof elements. There's some statements under CMA design code about roof cornices, and this kept coming up a couple of times in design review with the planner, and then with some of the neighbors. And a lot of people, they didn't really know what a cornice was, but it's something that's a suggestion, and the intent of it is to keep an industrial building from just looking like a plain concrete boring box, and to give it a little aesthetic value.

We feel that we have done that in other ways. There's a lot of design elements in this building that are way above standard, and the reason for that is it's going to be Jeff's home. He wants an asset; he wants something that looks great and complements the neighborhood. So, there are a lot of elements that you wouldn't see on a typical industrial building that we are incorporating, including a court and steel panel that runs around the building. It's about three quarters of the way

RYAN up the building, similar to a cornice, and giving that broken up elevation look. It's just not all the way at the roof. So, it's our hope that we meet the intent of CMA, and even exceed that with the design. And so, that's why we are asking for that waiver.

The third and final action is just the vacation of the patent easements around the property, and an extra five feet of right-of-way to make up for the detached sidewalk. That's it.

SEGERBLOM Does that complete your presentation?

RYAN Yes.

SEGERBLOM All right, this is a public hearing. Is anyone here wishing to speak on this item?

GARY PRATT Good morning -- still, yes. Good morning. My name is Gary Pratt. Before you run off young lady, could you put that colored one back on for me?

RYAN Oh, sure. Yeah, which one do you want?

PRATT I'd show these people where I live and why.

RYAN Of course.

PRATT My name is Gary Pratt. I reside at 6285 South Mohawk. My residence is these four custom homes here on Mohawk and Post. I'm the back one on the left-hand side. As of last December, I built my home 25 years ago in there. I was the first one out in that area and stuff like that. We're an island compared to the rest of the residents out there, as you can see. And over the years and stuff, we slowly watched some of this building. We've been very fortunate, seems to be we're kind of the last, because like I said, I've been there 25 years.

My concern over 25 years and stuff was to be able to maintain my equity in the house and stuff. And when all this stuff coming about and stuff, and I got looking at it, whether I should fight it or join it, I decided I guess it was just easier to join it, because I see it's coming in any way, as far as the east side of Mohawk goes, for sure. In fact, this one lot right here, they poured the concrete slab on it Monday, it's totally under construction. The concrete was poured Monday. I saw the artist's rendering of this one here, right next to here, and we asked them for a decorative block wall, because from our block wall there in our cul-de-sac to their block wall is 60 feet across, which is the right-of-way width right in there and stuff. So, we're definitely going to be looking at that project over there, so I asked for some type of a decorative wall instead of just a plain cinder block wall, and they agreed to that.

Our other primary concern was traffic, and they've agreed to basically utilize an in-and-out driveway on the north end of this complex right here. And we have approved traffic control stop signage across the end of our right-of-way right, here across Mohawk and here. And unless something comes about, and they're directed to do so, I guess it's going to stay. And they tell us they're going to use Mohawk going to the north to come out on Patrick, which is a major road going

PRATT north or south, excuse me, east or west. Decatur's very close. Jones is not that far off. So as far as the traffic impact, we don't basically foresee one there for us.

So, based upon the meetings I've attended, the discussions that we've had, I definitely support Number 25 and 26 and 27. And again, we're looking at just trying to maintain what we have in the area and stuff. This home here belongs to Todd and Terry and Shelley and myself. We've been there for quite a few years. We're all very familiar. We all signed a letters of agreement to approve this project. So that's where we're at. Thank you.

SEGERBLOM Thank you so much. And it's pretty unique to have the neighbors come in and support this, so good job.

JIM GIBSON It's an old Public Works (inaudible) 30 years.

SEGERBLOM Anyone else here wishing to speak on this item? Not seeming. I'll turn over to Commissioner Naft.

MICHAEL NAFT Thank you, Mister Chairman. This has been a very, very, very long time to get to this point, and that was largely because I didn't want to see it unless there was support from that cul-de-sac, so that makes all the difference. So, if there is nothing further, I move for approval of Item 25, 26, and 27. But before you cast that vote, Mister Papazian, you had a condition that you wanted to throw out there?

PAPAZIAN Thank you, Commissioner, I do. Just to keep it consistent, because we condition the parcel to the east, we'd like to condition this parcel, these parcels as well, to post signage on site indicating left turn only for vehicles exiting the site. That way, we can keep them out of the RMP area.

NAFT The applicant understands, and has no issue with that?

RYAN Yeah, we plan to do that anyway.

NAFT Excellent. If there's nothing else, my motion is for approval of Items 25, 26, and 27.

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

RYAN Thank you.

ITEM 26 ZC-23-0899-BROHAWK LLC:

ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) CMA Design Overlay site development, architectural, screening, and landscape standards.

DESIGN REVIEW for an office/warehouse in the CMA Design Overlay District. Generally located on the west side of Mohawk Street, 625 feet north of Post Road within Spring Valley (description on file). MN/rr/syp (For possible action)

ACTION: Approved by unanimous vote with staff conditions and additional conditions.

CONDITIONS OF APPROVAL:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Within 2 years from the approval date the design review must commence or the application will expire unless extended with approval of an extension of time; 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Post signage on-site indicating left turn only for vehicles exiting the site;
- Drainage study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

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

Fire Prevention Bureau

- 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 to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0018- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM 27 VS-23-0901-BROHAWK LLC:

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road, and between Lindell Road and Mohawk Street, and a portion of a right-of-way being Mohawk Street located between Patrick Lane and Post Road within Spring Valley (description on file). MN/rr/syp (For possible action)

ACTION: Approved by unanimous vote with staff conditions and additional conditions.

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; 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

ITEM 28 PA-23-700055-GTL PROPERTIES, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 2.8 acres. Generally located 145 feet south of Charleston Boulevard and 300 feet east of Lamb Boulevard within Sunrise Manor. TS/rk (For possible action)

ACTION: Item 28 deleted from the agenda (held to April 17, 2024, per Commissioner Segerblom).

ITEM 29 ZC-23-0931-GTL PROPERTIES LLC:

ZONE CHANGE to reclassify 2.8 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone. WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a restaurant; and 3) a multiple family residential development on 3.2 acres. Generally located on the south side of Charleston Boulevard, approximately 300 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/hw/ng (For possible action)

ACTION: Item 29 deleted from the agenda (held to April 17, 2024, per Commissioner Segerblom).

ITEM 30 ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:

ZONE CHANGE to reclassify 2.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) net lot area; 2) eliminate street landscaping; 3) off-site improvements; and 4) street configuration.

DESIGN REVIEW for a single-family residential subdivision on 16.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Wigwam Avenue and

Gagnier Boulevard within Enterprise (description on file). JJ/sd/syp (For possible action)

ACTION: Item 30 deleted from the agenda (held to April 3, 2024, per the applicant).

ITEM 31 VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Gagnier Boulevard and Durango Drive, and between Ford Avenue and Wigwam Avenue; a portion of right-of-way being Wigwam Avenue located between Gagnier Boulevard and Durango Drive; a portion of right-of-way being Cougar Avenue between Gagnier Boulevard and Durango Drive; and a portion of an unnamed right-of-way located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action)

ACTION: Item 31 deleted from the agenda (held to April 3, 2024, per the applicant).

ITEM 32 TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:

TENTATIVE MAP consisting of the following: 1) 25 lots in an R-E (Rural Estates Residential) (RNP-I) Zone; and 2) 20 lots in an R-2 (Medium Density) Zone on 16.2 acres. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise. JJ/sd/syp (For possible action)

ACTION: Item 32 deleted from the agenda (hold to April 3, 2024, per the applicant).

ITEM 33 ZC-23-0928-BISMI SERIES HOLDINGS, LLC:

HOLDOVER ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

USE PERMIT to allow a mini-warehouse.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce throat depth.

DESIGN REVIEWS for the following: 1) a proposed mini-warehouse establishment; and 2) finished grade. Generally located on the southeast corner of Windmill Lane and Rancho Destino Road within Enterprise (description on file).

MN/jor/syp (For possible action) (held from March 6, 2024)

ACTION: Item 33 deleted from the agenda (held to April 17, 2024, per the applicant).

ITEM 34 VS-23-0929-BISMI SERIES HOLDINGS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Giles pie Street and a portion of right-of-way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise (description on file).

MN/jor/syp (For possible action) (held from March 6, 2024)

ACTION: Item 34 deleted from the agenda (held to April 17, 2024, per the applicant).

ITEM 35 ZC-24-0023-LI & SHAO INC, ET AL:

ZONE CHANGE to reclassify 1.0 acre from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the southeast corner of Eldorado Lane and Decatur Boulevard within Enterprise (description on file). MN/gc/ng (For possible action)

ACTION: Item 35 deleted from the agenda (held to no date certain per the applicant.
Applicant is advised that re-notification fees are required prior to this item being placed on the agenda).

ITEM 36 ET-23-400145 (UC-22-0141)-BERGIN DAVID & CHRISTEL:

APPEAL USE PERMIT FIRST EXTENSION OF TIME to allow an accessory structure (enclosed tennis court with

lights) prior to a principal use (residence) on a portion of 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Tioga Way and the north side of Ackerman Avenue (alignment) within Lone Mountain. MK/mh/syp (For possible action) (appealed by a neighbor)

ACTION: Denied with prejudice and appeal granted by unanimous vote.

REAL Commissioners, that brings us to the first of the two appeals. Item 36, ET-23-400145, appeal use permit for an extension of time to allow an accessory structure and closed tennis court with lights prior to a principal use resident on a portion of 0.6 acres in an R-E Real Estates Residential RNP-I Zone generally located on the east side of Tioga Way and the north side of Ackerman Avenue alignment within Lone Mountain. Planning Commission approved; the application, for the extension of time, and it was appealed by a neighbor.

SEGERBLOM Good morning. Is someone here on the appeal?

MARVIN VAN BUSKIRK I'm the appellee. I've been dealing with this --

SEGERBLOM I'm sorry, could you state your name and spell your last name please?

VAN BUSKIRK My name is Marvin Van Buskirk, and I live at 7555 Racel. I've been --

SEGERBLOM I apologize. Could you spell that also?

VAN BUSKIRK Spell it? Racel, R-A-C-E-L.

SEGERBLOM Okay, thank you.

VAN BUSKIRK I've been out there since 1970, that's when I bought that land. And this project here, we've been dealing with now for three years. They've extended it. They've extended it. They're going to get a building permit. They're not going to get a building permit. It all could have been resolved if the tennis court itself had gotten a building permit, because they wouldn't have been able to get it without building a house. Now, the lot is such that with the tennis court where it is, they can't build a house on it anyway.

And so, the residents out there, the people that live there, are just tired of dealing with it. Again, it's been three years we've been messing with this, and it all could have been resolved if they had gotten a building permit for the tennis court. They never got a building permit out down that, they didn't get a grading -- they got a grading permit, but they never got an inspection for the grading. The current tennis court is between four and six feet below grade level there, and it's just -- I think what they wanted to have was a tennis school, so they built a tennis court, it's a nice tennis court, but we would love it if you would have them quit playing tennis in our yard. There's no lights. The lights that they have have 14-foot stands on them. It's just not appropriate for our area. I want to thank you all. Thank you.

SEGERBLOM Thank you. This is a public hearing, is that what I -- this is a public hearing, so anyone here wishing to speak on this item? No? It sounds like this is Kirkpatrick's day.

KIRKPATRICK

It is. So first, let me just back up a little bit. So, we've been trying to work in this area, as we worked with Mister Whipple and he came in, to do some things. However, at the last Planning Commission meeting, there was a lot of misinformation, right? They told the Planning Commission that they had building permits, that there was no sewer available, that there was no water close by. So, we did a little bit of research afterwards and said, "That's not entirely true. You let your septic permit expire at the Health District. Now, there's a new code." So, there was a plethora of misinformation.

I spoke to the owners and said, "How do you plan on building a house? Because you can't really do that." They explained that the tennis court contractor came out, built this. And I said, "I know, but maybe you should call the Contractor's Board because you have no permits, drainage. There's lights that are out there, so there's electricity. There's all the utilities, which is what they said they couldn't get."

So, then we asked again, "Do you have a building permit?" "Absolutely. We have a building permit," only to find out that they currently have nothing in our system. So, for us, that's not how we roll. Your word is all you got in District B. And so, for us, we would like to deny this with prejudice, and we would like to move to abate the property because what's happening is about 3:30 every day, they go out, and they practice on this tennis court, even though we asked them to not. So, Rob, I at least need to -- they didn't even return our call to tell them that we were not going to hold this. I mean, hold it for what? You don't have anything new. But two, we need to stop the play on because it's not helping the situation. It's creating a lot of animosity out there, and it's just kind of thumbing their nose at us, and we don't work that way. So, what's my proper process?

ROB WARHOLA

So, it's within your discretion to deny this application, and we can direct CC PRO (Clark County Public Response Office) to go out there, if there's anyone playing tennis, to enforce the activity out there, because it would be improper for them if they don't have a zoning approval.

KIRKPATRICK

Well, I mean, so in all fairness, Martin would have to like, sit out there at 3:30 every day and help they show up. How do we get them to take the tennis court out?

WARHOLA

We'll have to work --

KIRKPATRICK

Because that's the only way you're going to do it.

WARHOLA

We'll have to work with the Building Department, and probably, they would not do anything, and we'd probably have to go to court and get a mandatory injunction or something to make them do it.

KIRKPATRICK

Okay.

WARHOLA

So, we can work toward that. But our action today would just be to deny this application.

KIRKPATRICK

With prejudice.

WARHOLA

With prejudice.

KIRKPATRICK

So, I'm going to deny it with prejudice, and then we'll put in code complaints if they happen to be in the area. And then, we'll work towards a long-term resolution. So unfortunately, that's the law. That's what we got to do, Mister Whipple, but it's just got to stop, right? It's not getting better. Okay, that's my motion.

SEGERBLOM

There's a motion. Cast your vote. That motion passes.

ITEM 37 UC-23-0888-SCOTT MARK HAROLD:

APPEAL USE PERMIT for accessory structures on 1.6 acres in an R-U (Rural Open Land) Zone. Generally located on the north side of State Highway 164 and approximately 1,800 feet west of US Hwy 95 within Searchlight. MN/tpd/ng (For possible action) (appealed by a neighbor)

ACTION:

Approved by unanimous vote with conditions.

CONDITIONS OF APPROVAL:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Limited to fencing and storage container only;
- Water tank to be removed;
- Move storage container north, farther away from SR164;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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

- Work with NDOT to align on-site driveway along SR164 with mobile home park driveway to the south.

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 to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

REAL

Next is Item 37, UC-23-0888, appeal use permit for accessory structures on 1.6 acres in an R-U Rural Open Land Zone generally located on the north side of State Highway 164 and approximately 1800 feet west of U.S. Highway 95 within Searchlight. Commissioners, this application was approved by the Planning Commission and then appealed by a neighbor.

SEGERBLOM

Good morning.

MARK SCOTT

I'm Mark Scott, that's S-C-O-T-T. I'm born and raised in a small town in

SCOTT

California, and I've applied for a use permit. Let me get this the right way up if that's possible.

This is my site plan for the current building permit that I'd like to apply for. What'd I do with my letter here? I have applied for a use permit to allow an accessory structure before the primary volume where a primary structure is required in conjunction with the accessory structure per table 30.44-1 on Parcel 243-34-201-007 in a 9-by-12 water tank, so I may have water to keep the dust down while work is being performed, also to water plants and have firewater on the property.

I also have an 8-by-20 storage container to keep tools, materials, and equipment secure. I would like to construct a fence and keep the temporary water storage up before building a home. The fence will be constructed of 48-inch woven field fencing with 6-by-8 wooden posts, which will be buried two and a half feet in the ground, so the fence will be 5.5 feet tall. The item passed on February 20, 2024, at the meeting of the Planning Commission with the condition to get permit and complete work within one year. I have consulted an engineer at JPL Engineering firm about survey work and attaining grade permit.

Let's see here. Here's a picture of work I've done, the proposed fence and the boundaries, the storage building and the water tank with some stored building materials, which I haven't able to install because of being opposed by the town or code violations, which I didn't really see being a factor at the time.

These pictures here were taken on July 12, 2023, shows the advertisement for Cree's Mobile Home Park across the street, which has been there illegally since the '70s apparently, and I was told by my realtor that those signs would be taken down. I was instructed that I could put a temporary storage there by my realtor, which I'd never met until I was opposed at the Searchlight Board of Commission or the Board of Directors meeting. Let's see that was, let's see, July 12, 2023, or oh, no, no, oh, that was January 31, 2024, which I had strong opposition and was at times I'd been encouraged by both parties that are opposing me here.

Let's see. Well, here, let me just run down the process. On March 31, 2022, I had paid the escrow company, you know, the full payment for the property and then approximately nine months later I received the property and then began permitting process at January 25, 2023, and talked to a Matt Young, which directed me to the Planning Department. And shortly after that I received a letter from the Code Enforcement on May 12, 2023, and talked to a Mister Kerry and brought the work to a halt until I got the proper permitting.

At the meeting at January 31, 2024, I had asked to have the sign removed from my property and then let's see, this item passed on February 20, 2024, at the meeting of Planning Commission with the condition "get a permit and complete work within one year". Shortly after that, the sign was removed, and the appeal was put in place. I have a proposal here. I'd like to follow through as quick as I can and get this work done.

I propose to -- after completion of this fence, the water tank, the storage, I proposed to build -- put basically a pad approximately 100 square feet right here. I

SCOTT

have no problem with moving this storage container wherever it may need to be. And so, this is a plan that I want to submit after completing the first permit. And it's a category two structure, human occupancy, and this is basically the look that I would like to have put there. I have a few choices. A person from a Master Steel Buildings has been working with me on showing me a few ideas on how it can turn out. I would be framing buildings inside this probably one bedroom and a bathroom with a wet wall for a kitchen, and I just thought I'd show you a few of these pictures of how it's constructed in the schematics.

It's a surprise to me to meet such opposition. The only reason I have anything stored on my property now is because I wasn't allowed to build my fence, but there's several places in Searchlight that are pretty run down that have been there for decades, so I was surprised to meet such objection, especially to people I confided in. I think that's pretty much -- let's see here -- that's pretty much all I have to offer at this time. Thank you for your attention.

SEGERBLOM

Thank you. This is a public hearing. Is anyone here wishing to speak on this item?

DONNA MOORE

Donna Moore, 701 State Highway 164, Searchlight. Moore, M-O-O-R-E. Okay, I'm the one that filed the appeal on it. I live directly across the street from this property. I'm not opposed to a fence around it. I think he needs to protect his property. What I am opposed to is the location that he's put in a drop-off unit, a roll-off unit plus the water tank, and he needs to be connected to city water. He has made no plans to go septic. We're on septic on that side of the road on the west side of the 95.

Plus, the fact is he's just started dumping stuff and in Searchlight we're seeing an increase in storage facilities where people have just stored stuff and went off and left. This is directly across from where I live. It's going to devalue the cost of my home. I manage the RV, mobile home park. It's going to devalue the price of the mobile home park itself. So that's the reason I'm appealing it.

Plus, the fact is he stated he's not prepared to do anything financially. He has just not had the funds and he's not looking at having the funds for at least a minimum of five years. So, my recommendation even at the Town Board was pull it back. When you have the funding and you're able to proceed and do it correctly, then move forward with it. I talked to Mister Scott at the time, and I was the one that advised him to go to the Planning Department. I advised him to go to Building Department and file up for permits and get everything in order to know exactly what he needs.

So that's all I have to say. I'd like to see the roll-off unit moved away from the property, is pretty much on the easement side. He is correct. There was a fence there that had been erected on that space since 1970 for Cree's Mobile Home Park. We did remove the signage since he requested it, so we removed the sign, but I would like to see more improvements done.

I would like to see -- he's now got four different access points off of Highway 164. He's literally less than a mile from the new national monument. It's on the main thoroughfare of the 164 coming off of the Highway 15 to access Cottonwood Cove or Lake Mojave. Plus, he's one-third of a mile west of

MOORE Highway 95, and this impacts the people in my park, and none of them want to live across the street from potentially a storage facility of junk. Thank you.

SEGERBLOM Yes.

LISA BRUMFIEL Hi, my name is Lisa Brumfiel. I actually live in Cree's, and --

SEGERBLOM Could you spell your last name?

BRUMFIEL Lisa Brumfiel, B-R-U-M-F-I-E-L. I live in Space Number 12. I have no problem with him having his land and building what he plans to build. He's a very nice gentleman. I actually attended the Board meeting in Searchlight on January 31. It was my first Board meeting I had attended, and I was actually a little shocked at the way he was treated, and it's mainly by the people who have filed the appeals here. It was very discouraging, and I felt horrible for him. So, I wanted to speak on his behalf at the time, but I didn't know enough of the story. So, I waited until after the meeting to speak to him, and he had spoken with actually Donna and the owner of the park who's here, Jennifer Walker as well, and he had asked them then to remove that sign. There was an advertising sign right across the street advertising the mobile home park, and they told him, "No, we're not going to. It's grandfathered in."

So, I don't know what the deal is if they're trying to keep him from building just so they can advertise their park or what was going on there. I have no idea. Now they took it down right before they filed this appeal. The whole thing's strange.

Anyway, met with this guy, very, very calm demeanor, very nice, very apologetic. He brought a water tank onto the property, and that's what I guess set everybody off. He's like, "In retrospect, I wouldn't have done this." So, what he wants is just the opportunity to build his storage thing that you can see. If anyone's been to Searchlight, it's not the Taj Mahal, okay? We have like, trailers and manufactured homes, and this isn't Henderson. It's not anything like that. We're in the middle of nowhere. We've got two gas stations and a post office and that's it, so what's --

NAFT You also have a community center and a senior center.

BRUMFIEL Right, right, right, right, right, right.

NAFT Just saying. Just saying. Not, not --

BRUMFIEL But, what's happening is -- I understand the feeling of wanting to upgrade the look of Searchlight and make sure that it's, you know, starting to look better and the property values. I understand that. But at the same time, if you've got somebody who's humble, who's trying to work with you, who says, "Okay, what do you want? I'll do what you want," I don't see a problem with it. And that's all I wanted to say. I feel like this is America. You buy a piece of land; you want to improve it. Let the guy have his American dream. That's all.

SEGERBLOM Thank you. Next.

JENNIFER WALKER Good morning. My name is Jennifer Walker, W-A-L-K-E-R. I am the owner of

WALKER

Cree's Mobile Home Park directly across the street from Mister Scott's property. And you're getting some conflicting information here. First of all, number one, I did not file an appeal. It was not me. Secondly, in terms of the sign, we never told Mister Scott, "No, we won't remove it." We said, "We understand. We'll look into getting it removed. It's not going to happen tomorrow. We'll get it removed." And we did. We got it removed. I am at least a very reasonable person, willing to work with the guy. Mister Scott in the meeting said, "I want to be a good neighbor." Well, turning a property directly across the street from my property into basically a storage yard is not being a good neighbor.

He stated in the Town Advisory Board meeting, it was going to be a minimum of six years. His wife is still working in Mojave, California. He does not have the funding. He mentioned to both Donna and I after the meeting he doesn't have money for a water connection. He doesn't have money to put in a septic system. He intends to use this water tank for ah -- to have water on the property. I don't know how. I understand he was planning on trekking it in from Nipton. That would be pretty cost prohibitive.

This garage that he wants to build, basically what it's going to do is just create a big storage facility. We have -- I have not heard it from him. This is nothing more than hearsay. He wants to use his property as a storage unit or a storage yard. Most of the residents of Cree's Mobile Home Park are adamantly opposed to it. Some of them have stated they will leave the park. As a business owner struggling in hard financial times, as I'm sure everybody else in this room has struggled through hard financial times, the last thing I need is for my residents to pick up and start moving out because there's now a junkyard across the street.

So, in addition, I have owned this park, this property for 17 years. My husband and I are both getting up there. We would like to retire and sell the park. This will definitely reduce the value of my park, not to mention the value of the homes of each of my residents inside that park. So, much like Donna said, because we know he is not prepared financially for a minimum, minimum of six years to build something to live in in the park, I would really love it if he would be denied this request, and he can come back when he's got the money. Thank you.

SEGERBLOM

Thank you.

DIANE KENDALL

Good morning, afternoon, whichever it is everyone.

SEGERBLOM

Good morning. Can you speak into the microphone and tell us your name and spell your last name?

KENDALL

Diane Kendall, K-E-N-D-A-L-L, 185 East Surprise Street. I'm a native from Searchlight, and 15, 20 years ago I was really excited because we were getting a lot of new people coming in, taking out the old and putting in the new. Today, Searchlight looks worse than it ever has, and it is all based on new property owners. I think it's time that we start looking at our future. Highway 95, State Route 164 are the main entrances into our community. We have the national monument now. We have new property owners that are wanting to do new things, but we already have way too many open storage units that are within. The public response, our town's looking horrible. I do not want us to set a precedent for

KENDALL people to put in water tanks because the State of Nevada says that you must use a licensed water hauler to fill that tank. Thank you.

SEGERBLOM Thank you. Anyone else here wishing to speak? If not, we'll close the public hearing and have you come back up. Yes, come on up.

MCCURDY Oh, that's all right.

SEGERBLOM I'm sorry, and I'll also turn it over to Commissioner Naft.

NAFT Thanks, Chairman. I guess Mister Scott, if you want to respond directly to any of the things that were just said very briefly.

SCOTT Yes, I do. These are false accusations. I suggested I didn't have the funds available to buy an extravagant, double-wide mobile home.

NAFT Just to be honest with you, that really has no bearing on this. Whether you say it or they say it, that's not really what's before us.

SCOTT I have money to pay for --

NAFT Yeah, I'm not questioning that.

SCOTT Okay. And then I have one entrance to this property. When I get my fence constructed, which is the majority of what's being stored on the property, it is what's stored on the property, there will be one access point right here directly across from the Buffalo Street, which enters the RV park. So, I just wanted to let you know that I'm conscientious about keeping it clean. I don't want to have an eye sore, and I take offense about the accusations. That's all I have.

NAFT Okay, thank you. So, here's what I think happened, Mister Scott. I think you are a really nice guy. We had an opportunity to visit and talk about your intentions for this site. But I think what happened, and you could sit if you want to, you can come back up if you want to respond to anything, but there is a lot going on in Searchlight right now, and there are a whole lot of people who are using parcels inappropriately, illegally and then trying to come back after the fact. And I think that's what you got caught in the middle of. And I'm not saying you're necessarily trying to do that, but we are now in the middle of fighting this battle all throughout the town. And so that's kind of I think why some of the neighbors got a little bit agitated, let's say, when they saw what's happening there.

So, what I'd like to do, Miss Real, is suggest kind of the outcome that I'd like to see and if you could help me form that in a way that we can hold them to it. I am comfortable with the fence. It's his property. He could put a fence up if he wants to. He has an acre and a half of land if he wants to keep that one container there on site, I think that's fine. I'd like to ask him to move it. He already said -- he suggested in his comments that he would move it further from the property line and from the mobile home park. And then I guess for Mister Papazian, I'd like him to -- he'd probably need concurrence from NDOT in order to realign the driveway with Cree's, right?

That is correct, Commissioner. SR164 is NDOT jurisdiction. NDOT limits the number of access points from a highway for safety purposes. So, we could condition him to NDOT concurrence to make sure that he is communicating with NDOT.

Okay. And then I guess maybe Mister Scott, if you want to come back up and just address the water tower and what the value of that would be if any if all you have on the site's one container.

It is not that important to me to keep this water tower or this tank. It would be very beneficial to me, but I can do without it if that's just going to make everybody angry. There are several tanks in town, and I just want to state that this is not going to be a storage facility.

Good, thank you. And just to make sure, not that I'm questioning you in any way, but my motion would prohibit -- it already is prohibited, right? Outdoor storage wouldn't be allowed on site anyways --

That's correct.

-- if you're limited to the one container, but I appreciate that and I'm sure you're being truthful. So those are kind of the four things that are critically important to me.

So, my motion would be to approve limited to one container on site, the removal of the water tower, pushing the container as far from the property line against Cree's as possible, and working with NDOT to align ingress, egress across Nipton with Cree's mobile home park. That's in the form of a motion.

All right. Cast your vote.

And as that's coming up, just thank you all very much everybody who made the trip here and who sat through this long meeting. I appreciate your time. Thank you.

And I think today showed the depth of this Commission's involvement when we go from Summerlin and Sony Studios to storage facilities in Searchlight. But we take each item very seriously, so thank you all for coming.

Thank you very much.

Commissioners. I apologize. I don't know if I saw the vote being registered for 37.

Sorry, what? (inaudible) didn't cast a vote?

I'm confirming if the vote was registered for 37. I don't recall seeing that it was.

Did we get a vote? I hope we did.

Yes.

SEGERBLOM

Yeah. Yes.

REAL

Okay.

ITEM 38 AG-24-900139: Discuss whether to initiate applications for Master Plan Amendments and Zone Changes for various parcels located along Blue Diamond Road, west of Hualapai Way, currently zoned H-2 (General Highway Frontage) District, and direct staff accordingly. (For possible action)

ACTION:

Staff directed.

REAL

Sorry. Thank you. All right. So next is Item 38, AG-24-900139. Discuss whether to initiate applications for Master Plan Amendments and Zone Changes for various parcels. Located along Blue Diamond Road, west of Hualapai Way, zoned H-2 General Highway Frontage District and direct staff accordingly.

Commissioners, this is a request from Commissioner Jones who had asked that we, during the adoption of the Title 30 rewrite, that we look into the areas that are zoned H-2 west of Hualapai, to see what could be done to eliminate that zoning district.

Since 1990, that zoning district has not been an option for people to request a zone change to, and with the rewrite of Title 30 effective as of January 1, 2024, that zoning district was removed. So, we have a little over a hundred parcels that could be rezoned with conforming zone changes to zone districts that are conforming to the master plan. And we have about two parcels I think that would require plan amendments and zone changes. So, this is a request for the Board to direct us to initiate these applications and we would process them if so directed.

SEGERBLOM

Commissioner Jones?

JONES

And I appreciate all your and your department's work on this issue. We're really trying to clean things up post adoption of the changes to Title 30. And I think this is the first of what may be more than one opportunity to really get rid of the H-2 and create the correct zoning district. So, I move for approval of this to bring back an ordinance or whatever you need to make it happen.

REAL

You got it. So, I will take that as staff is directed to initiate the application. So, we'll get those started in terms of processing. Thank you.

ITEM 39 ORD-23-900172: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications in Assessor's Books 164, 175, 176, 177 and 191. (For possible action)

ACTION:

Public hearing set for April 3, 2024, at 10 a.m. (Bill 3-20-24-1).

REAL

And then last are items 39, 40, and 41, which are ordinances for introduction.

Item 39 is ORD-23-900172. This is an ordinance to amend the official zoning map to reclassify certain properties for those actions approved by the Board of County Commissioners through various zone change applications and Assessors' books 164, 175, 176, 177 and 191.

REAL

Item 40 is ORD-24-900008 an ordinance for a Development Agreement with IHC Health Services Inc. for a commercial development on 9.25 acres located north of Badura Avenue and east of Gagnier Boulevard within Spring Valley.

And then Item 41 ORD-24-900037 is another request to amend the official zoning map to reclassify certain properties as approved by the Board of County Commissioners through various zone change applications on December 6, 2023; December 20, 2023; January 3, 2024; and in Assessor's books 140, 161, 162, 163, 176, 177 and 255. Commissioners, this is a request for those three items to be introduced and to set a public hearing for April 3, 2024.

SEGERBLOM

I would move, but I'll set the public hearing for the ordinances for April.

REAL

April? April 3, 2024.

SEGERBLOM

April 3, 2024.

ITEM 40 ORD-24-900008 Introduce an ordinance to consider adoption of a Development Agreement with IHC Health Services, INC for a commercial development on 9.25 acres, generally located north of Badura Avenue and east of Gagnier Boulevard within Spring Valley. MN/lg (For possible action)

ACTION:

Public hearing set for April 3, 2024, at 10 a.m. (Bill 3-20-24-2).

ITEM 41 ORD-24-900037: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on December 6, 2023; December 20, 2023; January 3, 2024; in Assessor's Books 140, 161, 162, 163, 176, 177, and 255. (For possible action)

ACTION:

Public hearing set for April 3, 2024, at 10 a.m. (Bill 3-20-24-3).

PUBLIC COMMENT

REAL

And then last is the last public comment.

SEGERBLOM

This is the last period of public comment. I see no one. We're going to close the hearing. Thank you. See you in two weeks.

There being no further business to come before the Board at this time, at the hour of 11:31 a.m., the meeting was adjourned.

APPROVED:

/s/ Tick Segerblom

TICK SEGERBLOM, CHAIR

ATTEST:

/s/ Lynn Marie Goya

LYNN MARIE GOYA, COUNTY CLERK