



togetherforbetter

Board of County Commissioners

Clark County, Nevada

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

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, May 7, 2025:

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

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

The meeting was called to order at 9:02 a.m. by Chair Segerblom with the following members present:

Commissioners Present:

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

Absent:

None

Also Present:

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

SEC. 2. PUBLIC FORUM

1. Public Comment

TICK SEGERBLOM

Good morning. This is the County Commission Zoning meeting we're resuming from yesterday. First period is for public comment. Anyone wishing to speak on an item on the agenda can come forward now or speak about it when it comes up. But if it's on the consent agenda, now is your only opportunity. But if anyone wanted to speak now, please come on up and get in line. Good morning.

SCOTT CARSON

Hi, my name is Scott Carson, C-A-R-S-O-N, 2727 North Pioneer Road in Logandale.

MARILYN K. KIRKPATRICK

Mr. Chairman, we are going to take Item 4 off the consent agenda items. So, if anybody's speaking on that.

SCOTT CARSON

Yeah, that's what I was just going to request.

MARILYN K. KIRKPATRICK

We're going to take it off.

SCOTT CARSON

Okay.

MARILYN K. KIRKPATRICK

Thanks.

SCOTT CARSON

Thank you.

TICK SEGERBLOM

Actually, Sami, can you read into the record what we're taking off the consent agenda?

SAMI REAL

Correct. So, so far, we've received comment cards for Items 4 and Items 11 through 16. So, we're going to pull those off of the routine action agenda and hear them separately.

TICK SEGERBLOM

All right, so your request has been granted. Good morning, Ms. Coleman.

MARGARET ANN COLEMAN

Good morning, Board of Commissioners. My name is Margaret Ann Coleman, 1316 Wizard is supposed to be my permanent address in North Las Vegas. I'm concerned about 31. It says, "Conduct a public hearing on an ordinance to amend the official zoning recertifying a certain property as approved by the Board of Commissioners on January 8, 22 of January, February 5, February 19, as well as the agenda on March 5." And today is May 7. This is due to the mistreatment of creating the program needing improvement for home living arrangements for myself. I'm needing you to take the time out to give me a key and stop putting me into the streets and sleeping at the Courtyard. I've been there for going on a year now trying to find and relocate my kids and see how you can give me some of that money, \$3 million that was supposed to have been my workman's compensation and it was used at the Courtyard. I received none of them.

They sent me to Sunrise Gardens. They're discriminative over there. They're not trying to put me in. They're trying to just gather up information to control my income and I don't think that's necessary. It's to get people indoors. At the Courtyard, we're needing keys. People are losing their morals. I'm losing mine. I can't take a bath. I am not living properly, not eating properly, and I am hoping you have sympathy for me and get me out of the street today. I don't need navigation to go to somebody else's house to kill me. I do not know. I do not trust. So, take me off that list and give me an apartment. Today.

I need this. I'm losing control of my hand as far as my nerves, pushing and pulling, and I've been with you since 2021. I mean 2001. And I gave you the opportunity to know my business with my property, 1316 Wizard, and you have created (inaudible) and you have thrown me into the streets. So, I'm needing your improvement in recertifying me an apartment. Can that be done today? Answer. Any questions? I'm trying to be a part of this to get out of this, do you understand? My name is Margaret Coleman.

TICK SEGERBLOM

Thank you, Ms. Coleman. Yes, next.

MELINDA STENDER

Hello, my name is Melinda Stender. M-E-L-I-N-D-A, Stender, S-T-E-N-D-E-R. I am an art teacher here in Las Vegas and I am looking to open an art studio called Clay Paper Ink, and it's on —

TICK SEGERBLOM

Can you state the item number that you're speaking about?

MELINDA STENDER

I'm not. This is just public comment.

TICK SEGERBLOM

Yeah, public comment to begin with is just on items on the agenda. If you want to make public comment just about in general, then you'd have to come back. Or you can stick around and after the meeting, we have a second period of public comment.

MELINDA STENDER

Oh. Okay. All right.

TICK SEGERBLOM

Thank you so much.

MELINDA STENDER

Thank you.

KERRY SHAHAN

Hi. My name is Kerry Shahan, representing Item 9. We had submitted a hold letter so that we could conduct a neighborhood meeting and I just wanted to make sure that was taken off the agenda.

TICK SEGERBLOM

Yes, we got your note.

KERRY SHAHAN

Okay. All right.

TICK SEGERBLOM

Thank you.

KERRY SHAHAN

Thank you very much.

TICK SEGERBLOM

Anyone else here wishing to make a public comment now? Seeing no one, we'll close the public comment and turn it over to Director Real.

SEC. 3. AGENDA

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

ACTION: APPROVED.

SAMI REAL

The second item is the approval of the agenda after considering any additions or deletions of items. Staff has the following requests which may require re-notification fees in accordance with Title 30:

Hold to the May 21, 2025, Zoning meeting:

- Item 26, ORD-25-900067

Hold to the June 4, 2025 Zoning meeting:

- Item 21, ZC-25-0171
- Item 22, VS-25-0173
- Item 23, DR-25-0172
- Item 32, UC-25-0033

Hold to the June 18, 2025 Zoning meeting to rewrite and re-notice and for the applicant to return to the Paradise Town Board on May 27, 2025:

- Item 50, ZC-25-0238
- Item 51, VS-25-0239
- Item 52, UC-25-0240

And then hold no date:

- Item 9, WS-24-0433
- Item 42, PA-24-700040
- Item 43, ZC-24-0722

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 9, 21, 22, 23, 26, 32, 42, 43, 50, 51, and 52, the agenda stands ready for your approval.

MOTION

WILLIAM MCCURDY II

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

TICK SEGERBLOM

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

3. Approval of minutes. (For possible action)

ACTION: APPROVED.

SAMI REAL

The third item on the agenda is the approval of the minutes. The minutes of the April 2, 2025, Zoning meeting are ready for approval.

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move approval.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 31

SAMI REAL

Next are the routine action items which consist of Items 4 through 31, except items previously deleted, and Items 4, and 11 through 16 which will be pulled and heard separately. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, staff has the following request:

- Item 8, ET-25-400-033 for UC-22-0459, revise Public Work's first bullet to read, "Three months to submit civil plans and 12 months to complete full off-site improvements."

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

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move approval of the routine action items.

TICK SEGERBLOM

There's a motion. Cast your vote.

MARILYN K. KIRKPATRICK

Can I, just to clarify, I wasn't paying attention, did you see? Okay, thanks.

SAMI REAL

Yep. I pulled Items 4, and 11 through 16.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

4. AR-25-400029 (UC-24-0407)-KIMBO SLICE ENTERPRISES, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) recreational facility; and 2) live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce parking; 3) eliminate parking lot landscaping; 4) modify residential adjacency standards; 5) waive full off-site improvements; and 6) allow unpaved legal access.

DESIGN REVIEW for a recreational facility in conjunction with an existing agricultural property on 101.93 acres in an RS80 (Residential Single-Family 80) Zone and an RS40 (Residential Single-Family 40) Zone. Generally located on the north side of Whipple Avenue and the east and west sides of Pioneer Road within Moapa Valley. MK/nai (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Remove the time limit;
- Events limited to a total of 45 days per calendar year;
- Provide a minimum of 700 on-site parking spaces;

Public Works - Development Review

- Compliance with previous conditions;
- Traffic Plan to be provided a minimum 45 days to Public Works - Traffic Management Division prior to any event with a copy of the Traffic Plan to be provided to Comprehensive Planning and the Commissioner's office.

Southern Nevada Health District (SNHD) - Engineering

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

SAMI REAL

Next is Item 4, AR-25-400029 for UC-24-0407. Use permits first application for review for the following: a recreational facility and live entertainment. Waivers of development standards for the following: eliminate street landscaping; reduce parking; eliminate parking lot landscaping; modify residential adjacency standards; waive full off-site improvements; and allow unpaid legal access. Design review for a recreational facility in conjunction with an existing agricultural property on 101.93 acres in an RS80 (Residential Single-Family 80) Zone and an RS40 (Residential Single-Family 40) Zone. Generally located on the north side of Whipple Avenue and the east and west sides of Pioneer Road within Moapa Valley.

DAVID BROWN

Good morning.

TICK SEGERBLOM

Good morning.

DAVID BROWN

David Brown. 520 South 4th Street on behalf of the applicant. With me is also Billy Pulsipher, the owner of Kimbo Slice, LLC. We come before you with staff's recommendation for approval and with the recommended approval of the Town Advisory Council Board. Just a few issues and then we'll listen to the neighbors and we'll respond to what they have to say. I know the two main issues they have are one is with the parking. Mr. Pulsipher has already added an additional 3plus acres to increase the availability for parking. He's got a 101-acre parcel if more parking spaces are needed. He'll be happy to clear more space as well.

In addition, I know there's some concern because the request has opened it up for more events. Mr. Pulsipher has been doing the corn maze out there for approximately 10 years. He's never done anything more than that. He just wanted to have a little bit of flexibility to possibly do something similar for the Christmas holiday or a couple other one-off events. It's not intended to be something that's going to happen daily or weekly throughout the year. And with that, we'll just listen to what the neighbors have to say.

TICK SEGERBLOM

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

SCOTT CARSON

Hi, you may remember me. Scott Carson, C-A-R-S-O-N, 2727 North Pioneer Road in Logandale. I have questions regarding the recommendations by county staff. Apparently, they have agreed to waive most of the development standards for this project, but more importantly reducing the originally required parking stalls from 4,440 to 330. This is a 92% reduction. The applicant, Kimbo Slice Enterprises, claims to have had the 330 stalls last year which was woefully insufficient. They now claim to have added 350 parking stalls more, making a total of 680 stalls, but that is still 80% reduction from what the county originally required.

Last year, during the corn maze when all parking stalls were full, many vehicles were parked on both sides of Pioneer Road for at least half a mile and the traffic was backed up for even further. This made the parking extremely difficult due to the lack of parking stalls. I believe that the 680 stalls is woefully inadequate. The applicant has argued that these problems occurred for only a short period of time, but the applicant has also stated that at least 20,000 people attended the corn maze over a three-week period. Just imagine if there were some type of emergency at the venue, a fire, medical emergency, or even a shooting. The applicant states that they have an EMT (Emergency Medical Technician) on site, but

how would they get any victims offsite and how would other emergency personnel and vehicles access the site? Liston Road is a small, rural, residential road and the only ingress/egress to the venue.

If the county were to give permanent approval for the corn maze at this location, the applicant would also be approved to have any other events as often as he could schedule them. The applicant says that this is not his intention, but we know where the road to hell is paved with: good intentions. This increased traffic would then be year-round, along with many thousands of vehicles that already use Liston Road to access the Logandale Trails. I have opposition letters from neighbors on various streets affected by this increased traffic. If the application for Kimbo Slice is permanently approved, activities at their location could greatly increase the current traffic. Because of the terrible access to the project, we believe that it should never have been approved and should not be allowed to operate until access to this site can be developed. Thank you.

TICK SEGERBLOM

Thank you. Anyone else here wishing to speak on this item?

BRAD NELSON

Good morning. My name is Brad Nelson. I live at 1990 Liston Avenue in Logandale, and there's several concerns about this project. I think as many of us might come up here, we might all say it's a good venue. It's kind of cool. It's kind of cool for people to come up out of Las Vegas or whatever and do all that. I think what the sacrifice here is our road, Liston Avenue. To be honest with you, I can't believe the county let this be the access road just even for the trails.

And I haven't been around long enough, but I've heard over, and over, and over again that these concerns have come to this same committee regarding access to the Logandale Trails and that there should be a different way. Or even not let it be the only access road, but provide another one for the same reasons that were just discussed before for safety. And I don't know if we can plug something in. My wife has a picture of our road. Unbelievable. Do you guys live in our county, your group? You guys that are representing Logandale? Or just Marilyn? Who lives near Logandale? Anybody?

TICK SEGERBLOM

I apologize. We can't respond during this thing, but we all represent Clark County.

BRAD NELSON

I'll give the hypothetical. If you have ever been on Liston Avenue, if you have, Marilyn, I know you represent our area, she has, how could you guys possibly let this be the ingress/egress for these large events? That's just my comment.

TICK SEGERBLOM

Thank you. Anyone else here wishing to speak?

DENISE NELSON

Hi. My name is Denise Nelson. I live at 1990 Liston Avenue. So, in past meetings, I've seen that there is a place for you to have a video. Is that not available at this time?

TICK SEGERBLOM

If you can just set it right there in the middle there. Let's see if we can pick it up.

DENISE NELSON

Oh, wow. It's hard to see, isn't it? Oh, there we go. Maybe that might be a little bit better. This is a picture of our road, right? This is Liston Avenue. The history of this particular venue is that— I sent you all an email about this. In 2010 and 2006, the developer wanted to develop this land and was told that he had to put in a bridge over Whipple Street and he had to put in an additional access. Understandably, according to Public Works, it was because they were building properties. Two hundred and forty housing developments is what they were going to do. I submit to you that the density for this particular project is larger than that and the requirements should be sufficiently more. This is our road. There is no sidewalk, curb, and gutter. My bedroom window is 20 feet from the street. I appreciate the fact that there needs to be an increase in parking, but we're talking about 700 cars one way and 700 cars the other way outside this road that doesn't have a sidewalk or curb to protect the kids who are playing in the street or playing in this community.

Anyways, back to the fact that this particular property has already gone through several attempts at development and every single one of those attempts at development indicated that there needed to be two accesses to this particular property. There is a railroad that runs right through the property. What if, God forbid, there would be some sort of derailment with an inhalation hazard and 2,000 people died? To get in and out of this area is just this road and that's just not sufficient. In our Town Advisory Board (TAB) Meeting, Mr. Pulsipher brought up the fact that he knew this, right? He knew this. He said that he saw the estimate of what it would cost to build the bridge and it was \$15 million back in 2010. And then he said, "It would be \$30 million today and I can buy all of the properties on Liston and turn them into commercial property." That's what he said at our TAB Meeting.

Please, please allow for us to have a safe access to our home. I have video, if you would like to see it, during the corn maze. There is cars stacked right all the way down Liston. If I had an accident, if I had something that I needed at my home in terms of emergency services, there would be no way for them to get to me because of the traffic. There's one way in and one way out. Please, please vote no on this. Thank you so much for your time.

TICK SEGERBLOM

Thank you. Anyone else here wishing to speak on the item? Seeing no one, we'll close the public hearing and turn it over to Commissioner Kirkpatrick.

MOTION**MARILYN K. KIRKPATRICK**

Thank you, Mr. Chairman. So, I'm going to ask the applicant to come back up. This is when in rural communities, you try to find the balance. Logandale Trails, that brown sign has been at that corner long before I got here. That has always been an access road for Logandale Trails for many, many years. It is a sacred piece that we try to protect for Logandale Trails all by itself because it brings things. There are a couple things going on. I received a bunch of emails and it's a public road. Every five years, we go and we do a transportation update. This has never been on the conversation. We recognize and we know that this road, I would have to condemn houses to put curb, gutter and sidewalk. But maybe Antonio can speak to that because he has been on Liston Road because we've been out there more than once to try and address some of this. We've also heard for a very long time from the residents budding Pioneer that the dust is just too much.

As many people would know, I'm not sure that some people that sent me letters even live in Logandale because they said, "What's the plan for Pioneer?" And if you go out there today, they're getting it ready for paving. We've spent a lot of time doing that. It goes both ways, right? You can't live there part-time

and then not know what's going on, but that road is being paved. So, we have talked to Mr. Pulsipher. We get the same complaints when the fair comes out there. At the end of the day, we could move everything to Vegas. But then what happens to those little businesses that are trying to stay afloat? So how do we find the balance? So, I've worked with Mr. Pulsipher on more than one occasion when it was in Moapa and he was always amenable to helping address the issues. I remember calling you at midnight one time and you were over there to address the issues during COVID.

Secondly, there were pictures that were shown at the Town Board. And I have always tried to support the Town Board as a whole and the Town Board heard the conversations and they had some conditions, but we asked Mr. Pulsipher to go a step further. So, one, we're paving Pioneer Road, which by the way took an act of Congress to get it done because everybody wanted Clark County to pay for right-of-ways. That was a ridiculous amount and now some people are just being left out at this point, right? We're paving as far as we can up to the visitor's center. And that was a grant that we received a FLAP (Federal Land Access Program) grant. And ironically on that road, we tried to close Logandale Trails for a few months so that we could pave it all at once and be quick and get done with it and the town opposed that. They said, "Nope, we'd rather keep it open." So again, I find myself always trying to find the balance, and that's what I do every day is I get up and try to find the balance.

I, for one, want to see agricultural exist today. I don't know what the conversation was because I've never heard a conversation about development. I wasn't here in 2010. But at the same time, the county tried to buy that property as well because we wanted to have a 4-H camp there. So, it's not like no one's ever going to not have access to that road, but it's what the access is and it's how often it is used. And today, it's used as a public road every single day for Logandale Trails. That sign has not moved. But I had Mr. Pulsipher and we talked with police about the concerns on the parking because those pictures that were submitted, those were on his land. He has 101 acres. That's why the parking requirement is 4,000 because it's based on acres and nothing more. It's no different than Allegiant Stadium requiring — I don't know. What was it? Something crazy, Sami, like 12,000 pieces and we gave them 3,000.

But at the same time we said to Mr. Pulsipher — And I'm going to let you respond in a minute, but I'm tired of hearing that I don't take the rural community into the thing. I'm tired of my staff getting beat up because it's a public road, always been a public road. And so, I want to clear the air on a few things. So, we brought Mr. Pulsipher in with his attorney. We got Mr. Doddy on the phone to talk about what that looks like with Metro, how can we do better to make it work. The pictures that were submitted at the end of the Town Board meeting were on his property.

Could we do a much better job parking people? Absolutely. I think Mr. Pulsipher has agreed to that. I think the Town Board asked for 700 parking spaces. We agree with that. But we've also asked Mr. Pulsipher to limit the amount of days that he could have events, period, throughout the year so it wouldn't be all the time. But there are some people out there that would like to have a wedding there. There are some people that would like to see some Christmas. We spent a lot of time and energy trying to clean up Downtown Overton so that it could be more of a country feel. And so that is one thing that we've heard: People want more events so that they don't have to drive to Vegas and within reason.

We also asked Mr. Pulsipher that he's going to have to have a traffic plan to us so that we can share with the community because we don't know where we'll be on Pioneer Road at that point. We think that it's going to be finished, but we can't assume, so Mr. Pulsipher is going to have to have a traffic plan, A, B, and C so that we could make sure that we can move traffic through there. And Mr. Pulsipher has also agreed that the additional three acres, we can park people better, that there'll be an emergency lane so that EMTs can get in and out. There's currently one on staff that's required by the Special Events Code

that he has emergency services on site. Is there anything else that I missed? Because when we go through this thing, I want to make sure that we've addressed all of the concerns.

DAVID BROWN

No, and Mr. Pulsipher will continue to be available to all of them. He's given all the neighbors his cell phone number. If there are ever any issues, they can call him directly and he's always been very responsive and will continue to be so.

MARILYN K. KIRKPATRICK

And I believe last time, we had several meetings to address the lighting, to address the horns, to address some of those other things. And this is not unique for me and this board in particular because whether it was the GreenGales, whether it was Gilcrease, whether it was The Farm, we tried to protect the agricultural use because I don't want development up there because that would be crazy.

Antonio, I would like you to help me address Whipple Road because we've worked for a long time to see how that could be better, but there's a lot of different agencies involved and it's not our first conversation on this road, whether it's this event or not. We are working to try and make it better for the long term, but Antonio, do you want to talk about the agencies and what we've been able to accomplish?

ANTONIO PAPAIZIAN

Thank you, Commissioner. First of all, the Whipple alignment is within a FEMA (Federal Emergency Management Agency) flood zone. So right there, we'd have to work with the agency to put in a facility. It needs a facility to carry all that water. We do need concurrence with regional, again because of the amount of water that's in that alignment and also UPRR (Union Pacific Railroad), so to work with three different agencies. And on top of that, it's a pretty large undertaking to build a bridge over the railroad and all the other conflicts we have. So, we're working, we're trying to coordinate with all the other agencies, and it's just not a small undertaking.

MARILYN K. KIRKPATRICK

Well, and I believe it took us four years to get the railroad and the Army Corps of Engineers to sign off on the Pioneer Road. Mr. Carson, you'll know I've been talking about it since 2016, right? And we're finally there. No good deed goes unpunished though because the calls I get, I can't win. But it's not something that we've not talked about. It's not something that's not on the master regional flood. And at the Town Board earlier in March, it showed because there's consequences. We'd like to get those people out of the flood zone forever because we spent millions of dollars with the Logandale levy. So that whole little area, we've been trying over time, but do we want to stop having any type of thing? And if it's agricultural, that's what that whole town was built for was agricultural.

So, I know I'm not going to make people happy today, but I have to do what I feel is right. There's two-thirds of the kids in that community working at that event, so it's been a long-standing tradition. We try to keep those traditions that are out there. I mean, I've been here when people moved from Vegas and they wanted us to say the football games couldn't have a horn anymore and we said, "We're not undoing that," right? There are certain traditions in that town that we want to keep.

So, if you don't have anything to add, I'm fine with the waiver of the street landscaping. I do want the parking to be a minimum of 700 and additional, should you need it, as we get closer to that. I don't see the need for the parking lot landscaping because it's not a full-time use. It's a couple times a year. To put more concrete up there, I'm not sure that that helps. And honestly, the natural trees and shrubs that are out there is fine by me.

To modify the residential standards, yes, it sits up and above to waive the off-site improvements and to allow unpaved legal access. I do want to see the traffic plan so that we can share it with the community 45 days prior. We'll try and work with you to figure out where we are on Pioneer Road. I think that is going to take a lot of dust down. I do want, also, that I'm working with the Northeast Area Command to ensure that we have more officers that are moving the traffic to ensure that if it gets too crowded that we just stop letting people go, which I think you understand that that's a concern of theirs and we just want to make it happen. I don't necessarily want to bring you back every year because I have the ability to do that through code violations.

And here's what I would say to the residents: Please put in code violations. It's no different than the Gilcrease property. It's no different than The Farm, the GreenGales. I think I've done this six times, right? And what ends up happening is we get a couple of code violations on the first day, we go out, we address them, and then we can do it. Then we have the ability for the residents to pull it back and take the special use permit away. So, we're not changing zoning, which should be the key for everybody because we don't want to change it permanently. We want to keep it rural. We want to keep it recreational. We want to keep it agricultural because that's most important to that community to keep what's important to them, right?

We want people to utilize Logandale Trails. We want him to grow pumpkins. I think we've had bees out there at one point. We've had a variety of different things out there. Did I miss anything? I've not slept trying to think about this because some of the calls were disappointing at most. So staff, did I address all the issues?

SAMI REAL

I just had a question on the traffic plan 45 days prior to. I'm assuming you mean an event that's open to the public so that if he was renting out the facility to a wedding party, I would consider that's (inaudible)

MARILYN K. KIRKPATRICK

It didn't have to be for anything, but we limited your time to— Did I say 45 days? To 45 days per year and 30 of those days are the corn maze, about, right? 30-35. So it's really a couple other times, a couple days during Christmas and maybe one or two weddings.

SAMI REAL

So, did you want to add the limitation on the number of days of events?

MARILYN K. KIRKPATRICK

Yeah, they've agreed to that.

SAMI REAL

So, 45. And then I apologize. So, the traffic plan, you wanted to be provided 45 days prior to any event?

MARILYN K. KIRKPATRICK

Mm-hmm.

SAMI REAL

Okay.

MARILYN K. KIRKPATRICK

Because I think once we get the first one, once Pioneer gets fully paved all the way to the visitor's center, that's going to take a lot of things off. I'm going to work with you to see if we can't oil that road before and I'll see if we can find someone to help do it.

BILLY PULSIPHER

And keep it watered too.

MARILYN K. KIRKPATRICK

And water it, yeah, so that we could keep any dust down. Mr. Carson, in particular, any dust down as a whole. And just for the neighbors, we've been trying to work with the OHV (Off-Highway Vehicles) committee. We're trying to get some state laws so that they can actually go on the highway as opposed to cutting through that back corner. That would be my motion. Okay. Is everybody clear? Because I'm not sure you all—I'm not sure I made myself clear.

TICK SEGERBLOM

Yeah.

MARILYN K. KIRKPATRICK

Okay. Sami's clear. That's all that matters, and Antonio because you'll work with me on this ...

TICK SEGERBLOM

There's a motion.

MARILYN K. KIRKPATRICK

Public one.

TICK SEGERBLOM

With conditions, I think we've got them all so cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

5. ET-25-400030 (ZC-21-0119)-MACKOVSKI, ALEXANDER:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) landscaping; 2) non-standard off-site improvements (landscaping); and 3) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) hotel; 2) commercial building; 3) lighting plan; 4) alternative parking lot landscaping; and 5) finished grade on 2.76 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South, 425 feet south of Cactus Avenue within Enterprise. MN/dd/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until May 5, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

6. ET-25-400031 (WS-23-0396)-MACKOVSKI, ALEXANDER:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) landscaping; and 2) waive full off-site improvements in conjunction with a previously approved hotel and retail development on 2.76 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South, 425 feet south of Cactus Avenue within Enterprise. MN/dd/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until May 5, 2027 to commence, to correspond with ET-25-400030 (ZC-21-0119) or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

7. ET-25-400032 (ZC-22-0143)-LACONIC LP:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduced driveway departure distance; and 2) reduced driveway throat depth.

DESIGN REVIEWS for the following: 1) a proposed retail center; and 2) finished grade on 1.73 acres in a CG (Commercial General) Zone. Generally located on the north side of Cactus Avenue and the west side of Bermuda Road within Enterprise. MN/jm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until June 8, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

8. ET-25-400033 (UC-22-0459)-NV LAS DEC, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with an approved 230kV substation with associated equipment on 9.0 acres in an IP (Industrial Park) Zone. Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/my/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Public Works - Development Review

- 3 months to submit civil plans;
- 12 months to complete full off-site improvements;
- Compliance with previous conditions.

9. WS-24-0433-HAPPY MINER, LLC:

HOLDOVER AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height (no longer needed); 2) reduce parking lot landscaping (no longer needed); 3) setbacks (no longer needed); and 4) alternative driveway geometrics.

DESIGN REVIEW for a motel on 2.16 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Desert Inn Road and Pawnee Drive within Winchester. TS/bb/kh (For possible action)

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

10. WS-25-0205-J2 G2 AL IRREVOCABLE TRUST & MICHAELSON, JOHN P. & REGINA W. TRS:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway geometrics in conjunction with an existing single-family residence on 0.24 acres in an RS10 (Residential Single-Family 10) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Callahan Avenue, 95 feet west of Sandhill Road within Paradise. JG/tpd/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Applicant is advised that off-site improvement permits may be required.

(Companion Items 11, 12, 13, 14, 15, and 16)

11. PA-25-700010-STAR DUST TOWERS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 6.32 acres. Generally located on the north side of Pebble Road and east side of Giles Street within Enterprise. MN/rk (For possible action)

ACTION: ADOPTED WITH CONDITIONS (RESOLUTION R-5-7-25-1; COMPANION ITEMS 12, 13, 14, 15, AND 16).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one and two family dwellings;
- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315 mm), exclusive of shoulders, except for approved access gates in accordance with 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm).
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

SAMI REAL

Next companion Items 11 through 16.

- Item 11, PA-25-700010. Plan Amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 6.32 acres. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise.
- Item 12, ZC-25-0141. Zone change to reclassify 6.32 acres from an RS20 (Residential Single-Family 20) Zone and a CR (Commercial Resort) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise.

- Item 13, VS-25-0140. Vacate and abandon easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Giles Street and Haven Street, and a portion of right-of-way being Giles Street located between Ford Avenue and Pebble Road, and a portion of right-of-way being Pebble Road located between Giles Street and Haven Street within Enterprise.
- Item 14, WS-25-0142. Waivers of development standards for the following: increase the number of dwelling units on a private stub street; reduce the street intersection off-set; reduce the separation from the property line to a residential driveway; and reduce back of curb radius in conjunction with the proposed single-family attached residential development on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise.
- Item 15, PUD-25-0143. Planned unit development for an 83 lot single-family attached residential development with modified standards on 6.32 acres and an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise.
- Item 16, TM-25-500032. Tentative map consisting of 83 single family attached residential lots and common lots on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise.

TICK SEGERBLOM

Good morning.

JENNIFER LAZOVICH

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive, here today on behalf of Beazer Homes. If you can look at the aerial please. Thank you. If you can zoom up. Thank you. So, this is where the site is located. It is just really one block if you will, off of Las Vegas Boulevard and it sits on the east side of Giles. To the south of us is Pebble Road. What's interesting about this particular property is that with Las Vegas Boulevard sitting right here and all of this area up and down Las Vegas Boulevard on both sides, master plan for entertainment mixed-use. If you cross Giles, that's actually a buffer zoning or buffer master planning of neighborhood commercial that stretches from farther south than what you're seeing on this screen and well north. And to just sort of put a finer point on that, there's a mixture of zoning on that east side of Giles.

So, when you look at our site right here, the majority of our site is already zoned commercial resort. Commercial resort or CR is typically where you put a resort hotel. This piece that's down here next to Pebble Road is zoned RS20, but again it's in an area that's master planned for something that's commercial.

As you can see just south of us on Pebble Road is an existing apartment community. This is a substation right here in this area. This land on either side of it is vacant now, but I know that right after we had our neighborhood meeting, one of the neighbors who attended our neighborhood meeting for this let us know they were headed to a neighborhood meeting a couple of days later for a proposed resort hotel on that particular piece of property. So, this is a challenging area in that just to the east of where our site sits is a rural preservation area and so there's this transition that occurs on Giles.

So, what our application is a plan amendment and a zone change to do for sale townhomes. The entrance and exit ways would be off of Pebble to the south, and then towards the north we have an additional street, street B, that would come off of Giles. We have every place where you see the gray right along

here and right on this entrance way. So basically, on the main internal private streets that we have, we do have 20-foot driveways. All of the townhomes will have two car garages. There is a mixture for the townhomes of two and three story townhomes. However, at our neighborhood meeting and then also at the planning commission, we added a condition. We added three actually, but just for starters, I'll start with no three story units to be constructed along the east boundary of the project.

So that would be all along here. That would mean that all of those townhomes would be two stories in height, right around 27 feet. A little over, it's about 27.3 feet. That would be the maximum height of the two stories on this east side and then within these streets that are closer to Giles, you could have an element of that townhome more in the middle of these that could be three feet and that's where you see the maximum height of 38 feet. But again, all of that by condition is designed to be closer to Giles with only two stories being on the east side. While I'm talking about the east side, I want to just describe how the elevations for this work. So, this is the front elevation of the townhomes. The front elevation of these townhomes is what will face towards the east.

So, what you see when you look at this is you have the driveways in the back and then on the front side or the east side you will have this front elevation. Separating the existing property line right here from where these front elevations are will be a 20-foot landscape buffer and then a 5-foot sidewalk and that sidewalk is of course for people to get to the front door of these homes along here.

In addition to that, we also agreed to two other conditions. One is provide an 8-foot-high decorative screen wall along the north and east boundaries. So right now, the fencing that is there on the properties today is a mixture. There's some wood, there's some chain link, there's some block wall. So, with this development we are going to just build an adjacent eight-foot decorative block wall along the east and along the north.

And then we also agreed to a disclosure to be provided for future home buyers informing them of neighboring agriculture uses including but not limited to horses and other livestock and associated odors, insects, and lighting. Again, those are already conditions that were placed on us by the planning commission. I just wanted to highlight them. We are of course asking for those conditions to be approved as well today. Some of the other questions that came up was about the grading, or the fill, if you will, of the site. So, the peak of the site or the max fill is on the north side at the top and the reason that is, is because we have to take the drainage, we have to capture it on site and we have to drain down south to Pebble. So, our highest place to capture that water and then get it to drain to the south is on the north.

So, when we compared the finished floor elevations from the adjacent properties here to what ours are, this right up in this area right here, that will be 4 to 5 feet. Our townhomes will be 4 to 5 feet higher right here than what this finished floor elevation is. Then when you get kind of in the middle right here, it's about 3 feet and then when you get right down here towards Pebble at the south end, it's about 2 feet, so it gradually goes down in finished floor elevation as you move from the north to the south. I do want to point out again that while that might be true up here and I understand the sensitivity of that, that's part of the reason why we limited the height of those to only be two-story. In addition, we do have what amounts to be a 25-foot setback from that property wall.

Again, a 20-foot landscape buffer and then a 5-foot sidewalk. That's before you get to the front of one of our townhomes. In addition to that, some of the other things that we talked about and or I just want to highlight is that we are going to do for the residents of this community, it's better seen on this landscape plan and just for purposes of showing it, I'm going to turn it. But we do have an open space area for the benefit of our residents that's located right in here and then I thought the landscaping was helpful to just see what that landscaping looks like, and again, if I turn it this way, it is along that east boundary. You see

a double row of trees, you can still see the sidewalk that peeks through there. All the cars come in off of here.

The white spaces right along this area are all additional guest spaces. I believe we have a total of 51 additional guest spaces and if I could just jump back and I'm sorry, I meant to make a point regarding the grading, the finished floor as you move, because we have to deal with that drainage to come down to Pebble. The point that I wanted to make is Title 30 allows for some fill as you get farther away from an adjacent property line and so we are in compliance with what that is. We're not asking for a waiver to exceed that. I did want to note that for the record, we do appreciate staff recommending approval of this. I know there are neighbors here that pulled it off, so I'll conclude my presentation for now and then respond to any of the comments or questions that come up.

TICK SEGERBLOM

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

KASEE VERMEULEN

Good morning.

TICK SEGERBLOM

Good morning.

KASEE VERMEULEN

My name's Kasee. I live at 122 East Port Avenue. If there are people in the crowd that are here to oppose Stardust Tower applications, please raise your hand.

Okay, we are here today because since the first meeting in December, our voices have not been heard. Despite consistent representation from our community at every meeting, our concerns have been overlooked. Each time we've made reasonable suggestions, whether it was increasing setbacks, lowering the proposed density to RM10, exploring age-restricted housing, or recommending changes to the site layout, we've been met with resistance. We've been told these ideas wouldn't benefit the applicant Stardust Towers. At one point, it was even stated that this proposal is being offered as a favor. With all due respect, we the residents of this rural preservation neighborhood, do not see this as a favor. A favor would be to leave the land as is. Doing the right thing would be to meet with us, your neighbors, and working together to establish neighborhood standards that preserve the area's uniqueness.

Many of us have made long-term investments in this community based on the promises in the county master plan. We chose to live here to avoid high-density cookie-cutter developments. We chose larger lots, open space, and privacy. Now these values, values that drew us here, are at risk of compromise without meaningful collaboration from either the applicant or the county. We know you're familiar with what an RNP (Rural Neighborhood Preservation) neighborhood is but allow me to tell you what it means to us.

In our neighborhood, people walk their horses and goats along the road, roosters crow throughout the day. There's no HOA (Homeowners Association), which means our homes are all unique and they reflect who we are. We host equestrian events. The National Finals Rodeo (NFR) brings hundreds of participants here. They board their animals in this area and the NFR alone contributes an estimated \$250 million annually.

If this community no longer feels safe or suitable for their animals in that event, the economic impact that comes with it could go elsewhere. Our streets are intentionally simple. No curbs, no sidewalks, no

streetlights. They're meant to be slow, quiet, and low volume. Residents maintain the right-of-ways themselves so neighbors can walk safely and walk, bike, and ride. We are not against growth, but we are for responsible development. Development that respects existing communities and reflects our shared values and protects what makes this place worth preserving. We ask the applicant and the commission to do what's right, engage with us, work with us, help ensure any future changes, enhance our neighborhood rather than undermine it. Thank you.

TICK SEGERBLOM

Thank you. I'm sorry we're not allowed to clap, but we appreciate you.

PHILIP FRIEDBERG

My name is Philip Friedberg. I live at 8620 GilesPie. I live on five and a half acres and have two other acres for my son and my pasture. I also have 18 animals: donkeys, horses, and highland cows. There are several critical concerns that must be considered here. Any approval today will impact us greatly.

First and foremost, the decision to have a potential set of standards for future developers, and we all understand growth is inevitable, but the priorities of the people that already live there and our Las Vegas residents should be considered higher than out-of-state investors and developers. Let's talk about the reality of townhomes that are being built. We anticipate ongoing conflicts. New residents, whether owners or renters, will most likely raise complaints about the things that we've already defined that are in our neighborhoods, which are the smell of livestock, the increase of the traffic during rodeo season, the rural roads, the lack of lighting, no sidewalks. We've seen it before when the pig farm, how they got pushed out and the development crept in.

Additionally, the high-density housing next to horses and livestock raised real concerns for the safety and well-being of the animals. The planning commission remarked that neighborhoods change. Let's get rid of the horses. I sure hope that isn't what your position is. Because if it is, the RNP constituents would be deeply concerned. The applicant has stated that they will disclose the presence of animals, but we all know how that goes. They'd wind up renting them and those people have no idea. They raise complaints. They call enforcement. Personally, I have a neighbor that built a big home and doesn't like horses, and they just call law enforcement. Finally, law enforcement put a stop to her because I was in my rights. If you review the radius maps that were sent out, I didn't get any. It didn't come to our area.

KASEE VERMEULEN

Can you put the projector on?

MICHAEL NAFT

Victor, could you put the projector on?

PHILIP FRIEDBERG

Right. It went to across the street to the timeshares and the owners of those, but it didn't include me. I never got notification. I'm right down the block from it. If it would've been broadened, you'd see a lot more people here. A lot of people don't know about it because of how it was sent out.

TICK SEGERBLOM

Thank you so much. Next.

KENNY RODRIGUEZ

Kenny Rodriguez, 8795 Haven Street. Let's talk about what actually is being proposed here, because we've seen something similar before. The Beazer townhomes on Durango and Russell follow similar layout to what's being proposed for this site. Now, while that design may be appropriate for that area, we

strongly believe that it's not appropriate next to an established RNP neighborhood. According to the staff report and the cross-sections provided in the application, this site, as you heard from the applicant, will be graded higher than the adjacent properties. As you can see, this is what we're facing. Even with the proposed 8-foot screen wall, the elevation difference means the wall will only appear about 3 feet in height when viewed from their side.

The applicant will say these sites are different and that there is an extra buffer, but please look at the plans. The grade is nearly the same and the buffer is only 10 feet wider. That's not a meaningful difference. They also mentioned planting 24-inch box trees. Let's be clear, 24-inch box trees barely clear the top of the wall. They won't create any privacy or screening for years to come. If their goal is really to establish a true canopy and visual barrier, they would need to plant 48-inch box trees at a minimum.

Now, regarding the Planned Utility Development or PUD approach, the applicant claims they're using the PUD because of the abundance of open space. At the planning meeting staff explain that PUDs give developers flexibility. Essentially, they allow them to bypass certain code requirements that they wouldn't normally meet. The applicant only needs 9,000 square feet of open space. They say they're providing 71,000 square feet but take a closer look at the site plan. There's only one area in the actual amenities. Much of the so-called open space is just leftover land like this.

We've asked several questions about this plan, and we have yet to receive clear answers. It appears the applicant is using the PUD to create tiny lots and to obscure the true extent of the waivers being requested and frankly, the number of waivers should be a red flag for everyone in this room. Finally, the applicant referenced other transitional areas along this corridor, but what they're not telling you is that those developments include substantial setbacks, anywhere from 55 feet to 150 feet between the buildings and the neighboring property lines. In addition, the closest example they provided is actually a 55 plus community. So, I ask how was a 24-foot setback combined with a five-foot grade difference considered reasonable here? It's not. Thank you.

TICK SEGERBLOM

Thank you.

WENDY COBE

Hi, my name is Wendy Cobe. I live at 8575 Haven Street. I live just a block down. My wall in my backyard is going to be right there. I do have horses and goats. I walk on a daily basis, my horses and my goats and I just don't feel safe with so many people coming in. My best friend just died a year ago walking her dog just down the road and we love our neighborhood. We love having horses and goats and chickens. We know this development will come in, but we're just asking not so much, but I'd like to read this.

In today's climate, there is no guarantee that this project will even be built. It's important to understand that the sale of this land is contingent on the zoning change. If that change is approved, the property can be flipped, giving the next builder the right to construct up to 18 units per acre. We ask you to consider the long-term implications, not just the short-term transaction. While one high density development might not create a traffic crisis on its own, multiple developments absolutely will. We're already seeing the impact. The new traffic signal at Giles pie and Windmill has increased cut-through traffic in our neighborhood and tragically just last year, like I said about Shelly, died. We've also received no assurance, none from either of the applicant or the county that our existing infrastructure can handle this new demand. Broadband services in our area is too limited to overhead coaxial cable, and it already became unreliable during peak hours.

Our power lines also overhead, frequently fail under heavy load and during storms. Adding dozens of new units will only increase that strain. We've heard both the Enterprise Town Board and the planning commission has acknowledged that this is a unique corridor and that it challenges to develop. Maybe that's a sign we should take a different approach. Rather than pushing through piecemeal projects, why not work with the RNP neighborhoods to establish clear, agreed-upon standards for this area. That's entirely within your power, and it could help prevent these ongoing contentious meetings. Let me be clear. We know development is coming. We're not here to oppose all growth. We are not against commercial or residential development. What we're asking for is simple, a fair collaborative process that leads to a solution everyone can live with. Please remember, we're not paid professionals. We don't have consultants or attorneys representing us. Many of us had the time to take time off today to be here. Our concerns deserve the same level of consideration. We are the people who will live with this decision. Thank you so much.

ERNESTO MCCOMBS

My name's Ernesto McCombs. I live 8715 Haven Street. To close, we have several questions both for the applicant and the commission. These are not rhetorical. These are real unresolved issues that will affect the quality of life for the people who live here. How will the required disclosure about nearby animals, the livestock, be enforced? Will renters be required to sign as well? And when code enforcement is called, will they have access to those disclosures? Why have requests for deeper setbacks, lower density, and a reconfigured layout been denied? Will police, fire, and EMS (Emergency Medical Services) services be expanded to meet the increased demand? Regarding Fire Prevention Code 503.2.1, access roads must have a clear width of at least 24 feet. How will this be monitored, reported, and enforced?

Since RNP neighborhoods cannot border high density residential by code, how will the county protect vacant RNP parcels from being rezoned in the future? How will the county or applicant prevent further degradation of broadband services, which is already insufficient? How is open space being calculated, especially since perimeter landscaping, streets, and parking areas cannot legally be counted? Can the existing sewer system, which already backs up, how has the infrastructure going to support the addition of 83 new units? How will trash collection work if trash trucks cannot access the stub streets? How will delivery services navigate those same stub streets? What steps will be taken to prevent light and noise pollution from impacting adjacent RNP properties? Will the applicant provide light and sound studies in addition to the standard traffic and drainage studies? If a 5-foot grade difference is necessary, could the lots directly adjacent to the RNP homes be restricted to single structures?

KASEE VERMEULEN

Can you guys turn on the projection again please?

ERNESTO MCCOMBS

How will the height difference between this development—

TICK SEGERBLOM

Can you turn on the projector?

ERNESTO MCCOMBS

—And existing homes be addressed? Can the current power infrastructure support the added load without increased frequent failures that we already experience? How will this development impact traffic speeds and intersection safety? Will speed limits be reviewed and adjusted? Will the applicant commit to providing rurally appropriate traffic-calming measures? And finally, would you want this development in your backyard? If the answers to these questions are not available today, we respectfully ask that this

matter be continued. Allow time for the applicant to engage directly with the RNP neighbors who are being affected. Let's work towards a plan that addresses these concerns. Thank you.

TICK SEGERBLOM

Thank you.

GANO WEATHERBY

My name is Gano Weatherby. I'm at 8585 Haven, and interrupt me and correct me if I'm wrong, but I believe three or four years ago there was the 20-year master plan that we just did and in that master plan we had some adjustments in the zoning titles and what it was, but part of it was the core value number one, unique communities, neighborhoods and lifestyles, and starting with goal 1.4, I'm going to put this up here in case that helps get on record. There is a whole list of policies on how to deal with this exact thing. Speaks about our neighborhood right there and what's being proposed is not even close to any of these policies. I don't know how much they spend on doing these countywide, 20-year plans, master plans, and it violates all of these policies.

Nothing's being followed, so I don't understand how we're here today at this point. I would ask that we look at what the policies that were set forth and see what you think about this plan being here. I know they said 25 feet sounds like a lot, but 25 feet is probably from Jones to Naft. That's 25 feet. And then you've got a two-story building that's looking down and they're on a 5-foot pad.

So, I think we're asking for communication. We have communication. I know that it's hard to develop property, not because you can't develop it. You could develop it; you could build less homes on that property. The problem is one of those lots sold for a ton of money and it's not financially feasible to develop that property because of how much they spent on it. But I don't know why we consider that. That shouldn't be taken into consideration. There's policies, there's zoning things that we just put in place and I believe that we should stick to those policies. They're brand new.

Furthermore, I work in a lot of these neighborhoods and they talk about parking. There's always a lack of parking. All the trash cans end up on the street, which blocks the parking that they do put in, which will be full of the residents' cars, not for visitors, and then the visitors will be parked all out on the streets, on the streets that aren't developed for this. Thank you.

TICK SEGERBLOM

Thank you.

AL ROJAS

Hello. My name is Al Rojas. I don't live in this area, but I live in an area similar to it, Sunrise Manor, and I empathize with what the residents are saying here. That we live kind of in an area where a lot of one-acre lots are there, and people are trying to bring in a lot of these congested HOAs. Over 50% of our property here in Clark County is part of an HOA and these HOAs, I've lived in HOAs my whole life. It was a great entryway for home ownership, and I liked it because it was a place where you could have fun, bring your friends, have a pool, and you don't have a lot to worry about the security of a home, of a detached home. I see a lot of flaws in this design.

First of all, you got all this congestion. You don't have enough room for kids. I live in an HOA smaller than this and people are complaining. They don't even have enough dog parks. A dog would have to walk from here all the way to something similar to this, that their paws are getting burnt, and this is just a bad design. And the fact that it's in a rural area where people want to have their open spaces, I really don't respect that. There's no pool here. Where are all these kids going to play? And then there was an

ordinance here and I wanted to thank Commissioner Jones for the scooter ordinance. Where are these kids going to drive their scooters around? So, this is highly bad design in a bad area, something that's going on in Clark County. And although I don't live in this area, I empathize with the residents, and I am against a development of this type in this area. Thank you very much.

TICK SEGERBLOM

Thank you.

MELINDA STENDER

My name is Melinda Stender. I live at 8836 Haven Street, which is directly behind this development. Okay. This is a designated Ranch Estate Neighborhood with one dwelling per half acre. That is why I bought my house. I wanted enough land that I could do whatever I wanted to on my land. My children ride ATVs on our property, and we have multiple animals. That is why I bought this house, and we've only lived there three years. The proposed property is 83 units, which is an urban neighborhood designation. That is not a buffer zone.

That is a huge leap from our agricultural area to suddenly 83 units, which will involve multiple families in each unit. The road situation in our neighborhood is not set up for that density of dwelling. Most of our roads don't have, each road is different depending on the house that is in that area. Some roads have extra space on the sides, some don't. Most of the roads are not even the same size. We vary in width on road just because the roads have not been equally maintained. The traffic lights set up for that corner is terrible.

I am starting a business around the corner. There is one traffic light that goes left there, one that goes onto Las Vegas Boulevard. So, if you suddenly have all this extra traffic, it's going to be very difficult for them to get out of that area. We have no overhead lighting, which I enjoy, but it increases the amount of traffic situations that you can have on those dark roads.

I've had multiple people where I've been surprised by them while I'm driving because people will be wearing dark clothing on the streets. So, I can imagine that her friend did pass away from an accident on that street. Last, oh, one more. We have had multiple meetings now with residents all explaining why this does not work. We have had our local commissioners agree with us. So, the fact that this meeting is happening means that someone on this Board has a vested interest in this project. If this project gets approved, that means that we have an issue with this commission and I'll make a defined effort that we bring that up when it comes to re-election. Thank you.

CHRIS HELDA

Good morning, Chris Helda, 8617 Haven Street. As you've heard from a lot of the neighbors, this is a special area. This isn't an area like a lot of Las Vegas. A lot of the people that live in this area have lived here for a very long time. My family's been there for 40 years, 45 years. My family's second generation. My grandparents came here in 41. We have a lot of time here in Las Vegas, Southern Nevada and a lot of effort has gone into keeping this neighborhood the way it is. The designation of the R18 is inappropriate for this area as a buffer zone. It is, as you've seen, a five-foot elevation gain in a lot that's already higher than the lots on the other side of the fence. Grade in the valley, as everybody knows, goes west to east. The lots there on Giles are higher.

Now you're adding five feet and then a two-story building on top of that looking into residential backyards. It's inappropriate. And RM10 is probably more appropriate. What we're looking for is probably a height delineation for those structures that are within the 50-foot of that barrier, and that's what we've asked for. A lot of the things that we've asked for haven't been heard, haven't been followed up on, and

they don't care. They want to get a shoehorn as many properties in as they can to make as much money. We understand that. We're not against development, but it has to be something that works for both sides. It has to work for the community that's been there for 40, 50, 60 years and it has to work for the new development that we know is going to come at some point. It is a buffer zone. That means it needs to work on both sides. That's what we're looking for you guys to look at today. Think if that was your backyard, is this something that you'd want to approve? Really appreciate your time and your thoughts. Thank you.

TICK SEGERBLOM

Thank you. Anyone else wishing to speak?

ANGELO LAFASTLO

Got a cordless microphone?

TICK SEGERBLOM

Yes, that has a cord on. Do we-

MICHAEL NAFT

On the table in front of you?

ANGELO LAFASTLO

There's a cordless one?

UNIDENTIFIED SPEAKER

He can.

MICHAEL NAFT

Oh, that has a cord on it?

TICK SEGERBLOM

Do we have a—

ANGELO LAFASTLO

It'll reach.

MICHAEL NAFT

If it doesn't reach, we can bring a cordless one.

ANGELO LAFASTLO

Yes, do you have a cordless?

MICHAEL NAFT

Victor, could we grab a cordless microphone? I don't want you to...

ANGELO LAFASTLO

Good morning, Commissioners. My name is Angelo Lafastlo. I live at 57 East Ford. That's directly north of the property that they're proposing to develop. You've heard a lot of things this morning about townhouse. These are not townhouses, these are city apartments. Townhouse means, of course, I'm sure you know this, that they share one wall. I'm okay, thank you. Yeah, thank you. They share one wall. Okay, so they're city apartments. They're not a house, there's nothing a house about them. This is a congested

area. There's way too many houses, 83 units. This is not transition. Most of the houses that have been there are on one acre or half acre lots and the pillar has gone to the existing owners and said, if this zoning passes, they'll purchase the house. And so that essentially puts you guys in the real estate business. And as far as the easement concerned, I use that easement and I'm against abandoning that easement to the north of their property. It borders on my property and we use that easement.

The only difference between an apartment and these townhouses is apartment you rent and townhouses you're supposed to buy, which ends up usually where they end up renting anyway. So, townhouses is a fancy term, but there's nothing house about it. The builder doesn't own this land and he's, like I said, he's gone to residents there and offered them money if this zoning passes. The Planning Commission approved the plan, but they approved the plan of the architectural design. They did not approve the impact of what's going to happen if you put this type of property with the rural estates that are there. Thank you.

TICK SEGERBLOM

Thank you. Seeing no one else who wishes to speak, we'll close the public hearing and turn it over to Commissioner Naft.

MICHAEL NAFT

Thank you, Mr. Chairman. In a moment I'll let the applicant respond to some of this, but I guess I want to make a couple things really clear for this Board. This is not in the RNP, it is adjacent to the RNP. Let's be clear. But the request before us today is for down zoning. So, the reason why this is on the routine action agenda today is because this is essentially from a planning perspective. Now we could disagree, and I'm sure we might on portions of this application, but from a planning perspective, this is kind of textbook what you want. This is a buffer from, like I said, we could disagree. I'm saying from a textbook planning perspective; we have a whole lot of items today that are not on the routine action agenda and that's because there are waivers that are not supported by staff.

Today, you do have before us, just to be really clear, an item that is not in the RNP is commercially zoned. So, when I'm referencing what a down zoning to me and a couple of you mentioned two things. One, property rights and what I might want in my backyard, what I would not want in my backyard, which this Board has approved on occasion, is commercial, high intensity commercial up against residential. That is what this is zoned for. Within the applicant's property rights, they can, without a whole lot of permissions from anybody, they can build an intense commercial use. So that can be an industrial park and those of you who might say, yeah, that'd be fine, we can debate that. But as someone who has approved some of those uses, I could tell you residents usually don't like that up against them. I certainly would not.

What that means is up to a 55-foot building by right, that can be operated 24 hours a day, seven days a week. That I could not support in this neighborhood, in your neighborhood. I wouldn't want that in my neighborhood. And so, looking at alternative uses that do fall within the owner and the applicant's property rights, residential against residential, a higher intensity residential against less intensity residential leading up to the highest intensity use that we have in the State of Nevada and Clark County seems like a decent place to start. I have some conditions that I am going to add to the application in a moment, but I want to address some of what came up in the public testimony today. I myself, not including what the county staff has done, what the liaison to my office has done, I myself have spent hours, you could check my phone logs, talking to some of you on the phone in aggregate.

So, this notion that we haven't had public dialogue, there has been public meetings, the outcome might not be what everybody had hoped. There might not have been as movement as you all had hoped and I

think there'll be more today. But there certainly has been ample opportunity for public input and a lot of what you said has been reflected in both the Town Advisory Board conditions that they've placed down the application and conditions that have come from the support of the planning commission. And again, more of what I'll add on the application today in a few moments. This application is a reduction in height and what could be there by 28 feet. That is substantial. A 25-foot setback that is substantial. The difference between this and Durango, what has been built over there. The differences are substantial from things like design but also practical use of the site.

In District A, we don't allow the five-foot driveways because I think that leads to a lot of parking problems that's been brought up. That's why you see the additional, I think it's 51 or 52 parking stalls for the public, for visitors of that neighborhood to use. I believe that that will accommodate the parking. There are some other conditions that I'll add to the application that I think will also assist with any parking concerns that have been brought up.

When we talk about responsible growth, again, this is home ownership. This is a two-story building right up against, some of you have two stories, some of you have one story that all makes sense when you're talking about planning and textbook planning and included in Title 30, which is why it is on the consent agenda today. I'm going to ask the applicant to address some of the things like open space that have been brought up, the notification radius that was sent out, and perhaps talk a little bit about somebody brought up, I think the word you used was a standard but perhaps precedent on this alignment that might be impacted by any decision made by this Board today. Can you address some of those things?

JENNIFER LAZOVICH

Yes. So let me in no particular order, sorry, I'm going through all my plans to find— So I think going back to the overhead, thank you. This is technically the correct way to do it, so I'll make sure I do it that way. So going back, I think your first question about the open space might've had to do with a comment from a couple of the neighbors about where are the kids going to go or where are they going to play. So, in the middle here is open space for use of our residents, which will include a tot lot and other amenities that's intended for the sole use of our residents. Relative and just building on the parking, you did mention that we have 51 parking spaces for visitors of the community that sit on this side of these alleys. In addition to that, which is unique in your commission district, we have more than half have driveways, which are all the ones on the east side.

Plus, as you come off of Giles, because that gets to one of the other comments, which is kind of parking outside of the community and the pictures that they showed about that. So, in this particular case for this particular design, it definitely has more than what code would typically require because of the number of driveways that we've added. Plus, they all have two car garages plus the 51 additional guest parking spaces.

I think next where you were headed or what I think you asked me to address was the transition or the precedent. And this is tricky along here entirely because sometimes what we see is a very bright line with a master plan that follows a street. And so, Giles would be that demarcation line between something that's more intense on the west side and then something that's less on the east side. And this particular case and one of the residents mentioned it, the county just went through an extensive code and master plan update over the last handful of years.

In this particular case there is on the east side of Giles, it is not master plan for rural preservation area. It is not zoned for rural preservation area. It has a master plan designation of neighborhood commercial all up and down on the east side of Giles as you go pretty far north. As you noted, the property itself, that pink color, which is why I'm showing it, is a CR. It's the highest intensity zoning that the county has.

Period. The highest intense zoning. And a number of not only most of this property, but even if you said, well, but not the whole property is zoned commercial resort. That's true, but this piece is master plan for neighborhood commercial. So even if the whole thing isn't zoned commercial resort, it's master plan for some type of commercial zoning. I've driven this street and this area a number of times, I drove it again, this is maybe a better map of the transition that occurs in and around Giles very far north going as north as Robindale at the top and then we sit down here way on the south.

But if I could just go through that for a little bit. So right where my pen is the alignment of Giles and right across the street again we had the proposed casino hotel. You have a U-Haul that sits just up north of that, that's going to be four stories. That's under construction. You had a proposed Marriott hotel. Granted these are on the west side of Giles. You have the Budget Suites here, but then as you transition north, you get into uses that sit on that east side of Giles and sit right up against that rural preservation area. Right here at Windmill and Giles is senior apartments. Those are three-story senior apartments. And then as you go farther up, you have a four-story Hampton Inn and a three-story Baymont hotel. This is what that Hampton Inn looks like at four stories and this is what that Baymont hotel looks like. Sorry, this is what that Baymont hotel looks like at three stories.

The zoning and or the master plan that sits on this property today, those are permitted uses. Yes, it would require a design review, but those are permitted uses. A four-story hotel is a permitted use that could sit in that commercial resort zoning. So, on one hand, I completely understand the frustration of the neighbors with what this project is, and I respect their position very much. I would just simply like to contrast it to what the property is zoned for and the type of permitted uses that can go there relative to what we are suggesting now, which again closest to them would be a 27 and a half foot two-story rather than a four-story hotel of some magnitude sitting on this site. I heard some additional things that we could offer or perhaps I'll just follow your lead, but there were some additional things like we could, if it made sense and the county does 36-inch box trees, we're used to doing that.

MICHAEL NAFT

You're reading my mind.

JENNIFER LAZOVICH

Oh, I didn't know you were going to do that. Do you want to go first then?

MICHAEL NAFT

No, I'm sorry.

JENNIFER LAZOVICH

Okay, so I was just listening. We could agree to a condition to add 36-inch —Well, all trees on the east landscape buffer to be 36-inch box. The other thing that we heard, so I said in my presentation about the block wall height and then a neighbor got up and said yes, but because of the grade difference, that's really not going to be an eight-foot block wall on your side and that's not really what you're saying it is which. So fair enough. So, we just talked about amending that condition to say eight feet as measured from finished grade of our site. I think that's what's important is that that eight foot wall on our site is truly eight feet and not something as low as three feet, which is what was mentioned particularly up here at the north end of the site. So, if we add that, it's just adding language to the planning commission condition that measures that eight feet from our finished grade. If that's acceptable to planning, I think that gets at what one of those concerns are that we heard.

MICHAEL NAFT

Okay, thank you. And the last thing, maybe I should have addressed it to Ms. Real, but the notification radius question that was brought up, they followed the law was notified properly?

SAMI REAL

Correct. So, the notification requires a 1,500-foot radius from the project boundaries, which is what we did, and about 1,200 owners in the area within that 1,500 feet were notified.

MICHAEL NAFT

Okay, so 1,200 owners were notified. I think that there is a pretty healthy attendance today and I think that's because of that notification and the process that led to this. So, I'm going to try to run through all of the conditions if I could. Plus, there's going to be Ms. Lazovich, a couple that I'm adding, and these are not really negotiable. These are things that after talking with people in the neighborhood and after looking at it myself that I think are important to apply to this application. Also, there was one gentleman, I'm sorry, had brought up potentially redesigning. There were conversations about a different design on this site. I spoke to a few of you about that perhaps flipping the site. That would no longer be supported by staff because you would create a lot of traffic issues with two driveways next to each other, but you would also end up the people who, and I know not everybody here lives right against this site, but for those who do that would not benefit you having in my view, four alleys open up to your neighborhood.

So, I just didn't think that that option that was proposed would benefit the neighborhood in any way and it wouldn't benefit the professional engineering staff at Clark County who likely wouldn't support that type of redesign. But the application again primarily for the reasons that as a couple of you said you want to do whatever you want on your land. This owner does have property rights too and this is a down zoning. Okay? So, from that intense highest intensity CRUs (Comprehensive Rezoning and Update) that we have to a residential use is considered a down zoning. But I do think that there are a couple things that would make the application better, which I'll run through now.

The condition that there be a maximum of two-story buildings to the east, again that would be 27 feet where if it were moving forward with commercial, that would be a 28-foot reduction. But maybe we could just make sure there's no questions. We'll go through one by one. But you've already agreed to two stories to the east.

JENNIFER LAZOVICH

Yes. The condition reads as no three-story units to be constructed along the east boundary of the project. Yes, we agree.

MICHAEL NAFT

So that condition will stand, there'll be a condition that there be no parking signage placed on the garage, access alleys or lanes.

JENNIFER LAZOVICH

Agreed.

MICHAEL NAFT

I'm going to add a condition in the CC&Rs (Covenants, Conditions, and Restrictions) that you place two documents. One would be that the garages are not to be used for storage, rather to be used for parking.

JENNIFER LAZOVICH

So, CC&Rs to contain a provision that garages are to be used for parking.

MICHAEL NAFT

Correct. And Ms. Real, we have language that we've used on this before.

SAMI REAL

That's correct. We can use that standard language.

MICHAEL NAFT

And my purpose of that for the audience is to address any thought that there might be some parking issues in this site. Also, there will be an agriculture disclosure that my colleague Commissioner Kirkpatrick places on many of her projects stating that there is agriculture in the area. The owner is to be aware of that. Your client would understand that?

JENNIFER LAZOVICH

Yes, it's already a condition and maybe what you want to do, because I can't remember Commissioner Kirkpatrick's, but I think — So it already says disclosure to be provided to future home buyers informing them of neighboring agriculture uses, which that's in the purchase and sale when you buy one. Are you also asking is the standard condition to add that in the CC&Rs?

MICHAEL NAFT

No, I think the existing condition probably satisfies that, but Commissioner?

MARILYN K. KIRKPATRICK

Well, I would just say it's probably helpful for staff as staff turns over retires that somebody has that within the file. Because you heard it today, right? You bought next door to the recreation sign and you didn't see it. So, I just think that at least something in the file for, because I know how this works. It's that one horse smell, one dog smell. Then code will be out there every single day.

JENNIFER LAZOVICH

So, we would provide a copy of that disclosure to planning staff.

MICHAEL NAFT

Planning staff. The eight-foot decorative screen wall will be from the finished grade. The eight feet will start at the finished grade?

JENNIFER LAZOVICH

Yes.

MICHAEL NAFT

The landscaping on the eastern buffer will consist of 36-inch box trees. And could you put the site plan back up again when you have a second?

JENNIFER LAZOVICH

Making notes?

MICHAEL NAFT

Okay, so there are 1, 2, 3, 4, 5, 1, 2, 3, 4, 5, 6 openings on the eastern side. Is that right?

JENNIFER LAZOVICH

Do you mean right here?

MICHAEL NAFT

Mm-hmm.

JENNIFER LAZOVICH

2, 3, 4. Yes.

MICHAEL NAFT

Okay. I'm going to require that those be a minimum of 15 feet. I think you're presenting here 10 feet. I think 15 feet will create, while views are not protected by law, I think that'll create aesthetically and practically much better living condition. It'll break up the buildings much better. And to do that, I realize you may have to lose lots, but that's what you're going to have to do.

JENNIFER LAZOVICH

Can I have one?

MICHAEL NAFT

Sure.

JENNIFER LAZOVICH

So, I just talked with Beazer. In order to have—Right now we're showing 10-foot building to building separations along the east side. In order to make that 15 feet, we'd have to lose lot.

MICHAEL NAFT

Okay. Ms. Real, from a planning perspective, when they— Will they have to bring that back in or I can approve it with that condition and they would have to submit that?

SAMI REAL

Correct. If it was approved for that condition, we would review the future development plans for conformance with these conditions.

MOTION

MICHAEL NAFT

Okay. Okay. So, I'm prepared to make a motion if anybody in the audience wants to talk through this further or what some of the practical implications of the conditions that I've applied are, you can feel free to call me anytime. I think most of you have my cell phone number. If not, you can get it. But for the moment I'm prepared to move for the approval of Item 11, 12, 13, 14, 15 and 16 with the conditions that I've laid out today.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

JENNIFER LAZOVICH

Thank you.

12. ZC-25-0141-STAR DUST TOWERS, LLC:

ZONE CHANGE to reclassify 6.32 acres from an RS20 (Residential Single-Family 20) Zone and a CR (Commercial Resort) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and east side of Giles Street within Enterprise (description on file). MN/rk (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 11, 13, 14, 15, AND 16).

CONDITIONS OF APPROVAL –

Department of Aviation

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

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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one and two family dwellings;
- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315mm), exclusive of shoulders, except for approved access gates in accordance with 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115mm).
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APNs 177-16-405-001, 177-16-405-005, 177-16-405-009; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0384-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

13. VS-25-0140-STAR DUST TOWERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Giles Street and Haven Street; a portion of a right-of-way being Giles Street located between Ford Avenue and Pebble Road; and a portion of right-of-way being Pebble Road located between Giles Street and Haven Street within Enterprise (description on file). MN/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 11, 12, 14, 15, AND 16).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one and two family dwellings;
- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315mm), exclusive of shoulders, except for approved access gates in accordance with 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115mm).
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

14. WS-25-0142-STARLUST TOWERS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the number of dwelling units on private stub streets; 2) reduce the street intersection off-set; 3) reduce the separation from the property line to a residential driveway; and 4) reduce back of curb radius in conjunction with a proposed single-family attached residential development on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 11, 12, 13, 15, AND 16).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Clark County Fire Prevention approval to allow 10 units on a stub street;
- No parking signs to be posted on smaller stub streets;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-

- curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one and two family dwellings;
- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315mm), exclusive of shoulders, except for approved access gates in accordance with 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115mm).
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APNs 177-16-405-001, 177-16-405-005, 177-16-405-009; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0384-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

15. PUD-25-0143-STARDUST TOWERS, LLC:

PLANNED UNIT DEVELOPMENT for an 83 lot single-family attached residential development with modified standards on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 11, 12, 13, 14, AND 16).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- No 3 story units to be constructed along the east boundary of the project (Lots 1 to 33);
- Disclosure to be provided to future homebuyers informing them of neighboring agricultural uses, including but not limited to horses and other livestock and associated odors, insects, and lighting;
- Prior to the issuance of a certificate of occupancy for the first unit, copy of agriculture disclosure to be provided to Comprehensive Planning for inclusion into the project file;
- Provide an 8 foot high decorative screen wall, as measured from the finished grade of the project site, along the north and east sides of the development in accordance with Section 30.04.02C.2.iii;
- CC&Rs to restrict the use of garages for storage only by requiring residents to park in garages when possible;
- All trees in landscape buffer along east property line to be minimum 36 inch box trees;
- Townhome buildings along east property line to have a minimum 15 feet of separation between buildings which may result in the loss of lots;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- No parking signs to be posted on smaller stub streets;
- Clark County Fire Prevention approval to allow 10 units on a stub street;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one and two family dwellings;
- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315mm), exclusive of shoulders, except for approved access gates in accordance with 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115mm).
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APNs 177-16-405-001, 177-16-405-005, 177-16-405-009; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0384-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

16. TM-25-500032-STAR DUST TOWERS, LLC:

TENTATIVE MAP consisting of 83 single family attached residential lots and common lots on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 11, 12, 13, 14, AND 15).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Number of lots on east property line may need to be reduced to accommodate 15 feet of separation between townhome buildings per the condition of approval of PUD-25-0143.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Clark County Fire Prevention approval to allow 10 units on a stub street;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;

- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one and two family dwellings;
- 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315mm), exclusive of shoulders, except for approved access gates in accordance with 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115mm).
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0384- 2024 to obtain your POC exhibit; flow contributions exceeding District estimates may require another POC analysis.

17. UC-25-0218-GRIMM NORTON 4, LLC:

USE PERMIT for a multi-family residential development.

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

DESIGN REVIEW for a proposed multi-family residential development on a portion of 6.05 acres in a CR (Commercial Resort) Zone. Generally located on the west side of University Center Drive and the north side of Royal Crest Circle within Paradise. TS/lm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0115-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

18. ZC-25-0134-GRIMM NORTON 4, LLC:

HOLDOVER ZONE CHANGE to reclassify 6.05 acres from an RM50 (Residential Multi-Family 50) Zone to a CR (Commercial Resort) Zone. Generally located on the north side of Royal Crest Circle and the west side of University Center Drive within Paradise (description on file). TS/rk (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

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 #0075- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

19. VS-25-0136-GRIMM NORTON 4, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Sierra Vista Drive and Royal Crest Circle, and between University Center Drive and Palos Verdes Street (alignment); a portion of right-of-way being University Center Drive located between Sierra Vista Drive and Royal Crest Circle; and a portion of right-of-way being Royal Crest Circle located between University Center Drive and Palos Verdes Street (alignment) within Paradise (description on file). TS/lm/kh (For possible action)

ACTION: APPROVED 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

- The applicant is to remove the area adjacent to the future development from the vacation if the Waivers of Development Standards for landscaping and detached sidewalk are approved and advised the area will need to be vacated with the future development;
- The applicant to install detached sidewalk along University Center Drive, Royal Crest Circle, and North Royal Crest Circle if the waivers of development standards for landscaping and detached sidewalk are denied;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

20. UC-25-0135-GRIMM NORTON 4, LLC:

HOLDOVER USE PERMIT for a hotel with a mixture of transient and non-transient uses.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; and 2) modify residential adjacency standards.

DESIGN REVIEW for a proposed hotel and modifications to an existing parking garage on a portion of 8.51 acres in a CR (Commercial Resort) Zone. Generally located on the west side of University Center Drive and the north side of Royal Crest Circle within Paradise. TS/lm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that off-site improvement permits may be required.

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.

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 #0075-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

21. ZC-25-0171-SEABASS REALTY, LLC:

HOLDOVER ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the north side of Maule Avenue, 860 feet east of Spencer Street within Paradise (description on file). JG/mc (For possible action)

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

22. VS-25-0173-PRUDENTIAL, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise. (description on file). JG/rg/cv (For possible action)

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

23. DR-25-0172-PRUDENTIAL, LLC:

HOLDOVER DESIGN REVIEW to expand a transportation service facility on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 1,200 feet west of Eastern Avenue within Paradise. JG/rg/cv (For possible action)

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

24. ORD-24-900465: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Silverado Promenade II LLC for a commercial development on 1.85 acres, generally located east of Giles Street, south of Silverado Ranch Boulevard within Enterprise. MN/dd (For possible action)

ACTION: ADOPTED (ORDINANCE 5243).

25. ORD-25-900017: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with MILLROSE PROPERTIES NEVADA, LLC for a single-family residential development on 2.50 acres, generally located south of Gomer Road and west of Fort Apache Road within Enterprise. JJ/tpd (For possible action)

ACTION: ADOPTED (ORDINANCE 5244).

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

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 21, 2025; PER STAFF)

27. ORD-25-900097: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Durango Robindale LLC for a restaurant on 0.80 acres, generally located east of Durango Drive and north of Robindale Road within Spring Valley. MN/jm (For possible action)

ACTION: ADOPTED (ORDINANCE 5245).

28. ORD-25-900147: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Sunset Interchange LLC for a commercial development on 3.92 acres, generally located west of Quarterhorse Lane and south of Sunset Road within Spring Valley. JJ/jm (For possible action)

ACTION: ADOPTED (ORDINANCE 5246).

29. ORD-25-900203: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on November 20, 2024 and in Assessor's Books 161, 175 and 176 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

ACTION: ADOPTED (ORDINANCE 5247).

30. ORD-25-900247: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on December 4, 2024 and December 18, 2024. (For possible action)

ACTION: ADOPTED (ORDINANCE 5248).

31. ORD-25-900248: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on January 8, 2025, January 22, 2025, February 5, 2025, February 19, 2025, and March 5, 2025. (For possible action)

ACTION: ADOPTED (ORDINANCE 5249).

SEC. 5. NON-ROUTINE ACTION ITEMS 32 THROUGH 59

32. UC-25-0033-TOMPKINS PLAZA, LLC:

HOLDOVER USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) increase maximum parking; 4) modify residential adjacency standards; 5) allow attached sidewalks; and 6) reduce throat depth.

DESIGN REVIEW for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone. Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 4, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

33. UC-25-0227-RICHMAR & REDWOOD, LLC:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce setbacks; 3) alternative screening; 4) reduce access gate setback; 5) reduce driveway throat depth; and 6) waive full off-site improvements.

DESIGN REVIEW for outdoor storage with an office on 4.98 acres in an IL (Industrial Light) Zone. Generally located east of Redwood Street and north of Richmar Avenue within Enterprise. JJ/nai/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- 1 year administrative review of off-site improvements;
- Applicant to coordinate with Public Works - Development Review Division for the westernmost driveway access along Richmar Avenue per NOFA WS-08-0942;
- Gates to remain open during business hours;
- Gates along Redwood Street to not open into right-of-way.

Southern Nevada Health District (SNHD) - Engineering

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

SAMI REAL

Next is Item 33, UC-25-0227, use permit for an outdoor storage and display. Waivers of development standards for the following: eliminate street landscaping; reduce setbacks; alternative screening; reduce access gate setback; reduce driveway throat depth; and waive full off-site improvements. And then design review for outside storage with an office on 4.98 acres in an IL, (Industrial Light) Zone. Generally located east of Redwood Street and north of Richmar Avenue within Enterprise.

TICK SEGERBLOM

Good morning.

BOB GRONAUER

Good morning, Mr. Chairman and Commissioners. My name's Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing the applicant and property owner on this matter that's before you. To get you oriented to the location of this property, this is on the northeast corner of Redwood and Richmar. This property was zoned industrial back in 1996. It was approved for additional entitlements for outside storage and display in early of 2000. I believe it was in 2003. There was a review of condition that was also put on a subsequent application here that had a five-year review. That review never happened because of that all the entitlements for this piece of property did expire. So, we are here today to reinstate all of those waivers and the use permit for the outside storage and display that is currently operating on the property. As you can see on the aerial here, just to the north, to the east, and also to the south in this area, everything on the east side of Redwood is used as outside storage and display.

The waivers that we're asking for landscaping, for off-site improvements, and some of the setback reductions are the same ones that have been approved for the last 10 to 15 years on subsequent entitlement applications. We are asking you to approve the application with these new waivers and the use permit to allow for the outside storage and display.

Also, the town board heard this application recommended approval. We would ask you to follow the if approved conditions here in the staff report. One of the things I do want to note is on Richmar, over the years we added the property owner added an ingress/egress area here on Richmar. There is a condition in the Public Works section that states that we need to work with Public Works on that ingress and egress. So, for the time being, we'll shut that area off on the fence. We'll work with Public Works to see how we could address that issue because we have two driveways coming out in this area here on Richmar. Even though if you're familiar with this area, Richmar does dead end as you go further east down on Richmar in that area. That being said, we'd ask you to approve the application as submitted along with the conditions that are in the if approved.

TICK SEGERBLOM

All right, if that completes your presentation.

BOB GRONAUER

Yes sir.

TICK SEGERBLOM

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

JUSTIN JONES

Thank you, Mr. Chair. Mr. Papazian, can you clarify, I thought we were talking about closing the gate altogether. So, is that what we're talking about here?

BOB GRONAUER

Can I clarify that? I'm sorry. Yeah, so we are closing the gate today and then we'll come back once we come up with a solution with Public Works. I'm going to sit down with Antonio and his staff with my client and we're going to sit there and figure out how and what we can do and then if that necessitates, which is probably will an additional entitlement application, we'll come back before you then.

JUSTIN JONES

Then. All right. Mr. Papazian, Is that consistent with the understanding?

ANTONIO PAPAIZIAN

Yes, sir. Thank you.

MOTION

JUSTIN JONES

Okay. All right. With that representation, then I'll go ahead and move for approval agenda Item 33.

JIM GIBSON

Mr. Chair. Owing to a decades-long professional and personal relationship with Mr. Meldrum, I'll abstain on this item.

TICK SEGERBLOM

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

VOTE

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

VOTING NAY: None

ABSENT: Marilyn K. Kirkpatrick

ABSTAIN: Jim Gibson

TICK SEGERBLOM

That motion passes.

BOB GRONAUER

Thank you.

(Companion Items 34, 35, and 36)

34. VS-23-0860-DIAMOND STARR HILLS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Starr Hills Avenue and Chartan Avenue (alignment), and between Dahlia Grove Street and Frejus Drive within Enterprise (description on file). JJ/lm/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 35, AND 36).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Starr Hills Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

SAMI REAL

Next are companion Items 34 through 36.

- Item 34, VS-23-0860, holdover vacate and abandon easements of interest to Clark County located between Starr Hills Avenue and Chartan Avenue, (alignment), and between Dahlia Grove Street and Frejus Drive within Enterprise.
- Item 35, UC-23-0859. Amended holdover use permit for a temporary gravel pit, which is no longer needed. Waivers of development standards for the following: hillside design standards; increase wall height and allow alternative hillside and wall standards; allow attached sidewalk and alternative street landscaping; and landscaping adjacent to a less intensive use. Design reviews for the following; temporary gravel pit on a 6.0 acre portion of 25 acres and a R-E (Rural Estates Residential) Zone, which is no longer needed; allow modified driveway standards, no longer needed; reduce street dedication width preliminary grading plan in conjunction with the hillside development on slopes greater than 12%; finished grade, and a single-family residential development on 5.0 acres. And a R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue and 110 feet west of Dahlia Grove Street within Enterprise.
- Item 36, TM-23-500181. Amended holdover tentative map consisting of 28 single-family residential lots, previously 30 single-family residential lots and common lots on 5.0 acres in a R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue, 110 feet west of Dahlia Grove Street within Enterprise.

TICK SEGERBLOM

Good morning. I'm not sure which is recognized first, but I guess, Tony, you're the man.

TONY CELESTE

Good. Thank you. Good morning, Mr. Chair. Commissioners. My name is Tony Celeste. Along with me is my partner, Jennifer Lazovich. We are here together on behalf of the applicant, Peterson Development. As you can see from the site, the acre, as you can see from the overhead, the site is highlighted here in yellow. It's approximately five acres located on the north side of Starr Hills. This is a property that is kind of an infill piece that is near or surrounded on a couple sides by Southern Highlands in particular to the west. Right here is Southern Highlands and then to the south where it is continuing to develop. Immediately to the north of us is 25 acres. That is a BLM (Bureau of Land Management) parcel. And then to the east of us is also development that is adjacent to Southern Highlands, but not in Southern Highlands like our development.

The site is master plan mid-neighborhood, just like all of the properties to the north and east and west of us. Our site is also zoned RS3.3, similar or exact same zoning as to the east and west and north of us in the surrounding area. What we're coming in before with you is a proposed development for a 28-lot subdivision, again with access directly off Starr Hills. Before I get into this application though, a couple of acknowledgements that I wanted to make. First, we really appreciate Ms. Real and her staff for working with us. This application started back in August, so about nine months. It started off as a 40-lot subdivision. Started off with us requesting to use some of the acreage in the BLM parcel. There have been substantial changes to the site plan, grading plans, landscaping plans, so I really appreciate her staff reviewing multiple times, various resubmittals and in particular Lorna Phegley, who was the lead planner on this.

Second, I do want to thank the neighbors. We've had multiple neighborhood meetings. Three with the most recent one being last Monday in April 28. We did show and share all of these revised plans with them. This process, as I mentioned, started in August. We've had three large neighborhood meetings. We've had multiple kind of sub-neighborhood meetings from there. It is because of their advocacy and their input that we have been able to shape this to where we are today and what we think is a compatible development and complementary development to the area. Now with that being said, I know that being said, I know they are still here to speak in opposition, but we have made a lot of changes and a lot of it was driven by their comments. So now getting into the actual application itself, as you can see, we are proposing now 28 lots. That is a 12-lot reduction from when we started in August of last year. I'm going to use this right here, this table that we've put together as kind of our outline of the changes. I think it's very instructional. On the left side, the left column is what was first noticed in September, and then on the right side are the changes. I'll go through these. Some I will just go high level and others I'll get more specifics, but I'm certainly happy to stop and provide additional detail at any one of these ones that you would like.

First, I think is one of the biggest ones. The first item was that we were asking to allow temporary construction on the BLM parcel. As I mentioned, right here directly to the north of us is 25 acres. It is currently owned by the BLM. We were requesting to be able to use one acre of that 25 acres here and essentially it was noticed as a gravel pit, although technically it is a gravel pit, although we're not going to be using that. Essentially what it was is going to help us do some grading to flatten the site as much as possible and to allow us to do additional density. However, we have withdrawn that request. We are no longer asking for that gravel pit operation, so I think that is one of the biggest ones. That was one of the neighbors largest concerns or biggest concerns. So that is gone. That is being withdrawn.

Then when you get into the waivers, waivers 1A and 1B have to do with the site being in the hillside and the disturbance of that. Those still remain and those are similar to what has also been developed in this area. The third one has to do with a barrier construction fence that was related to the temporary gravel pit, but we would have to put a construction fence along the north portion there that we were asking to

waive because we're going to be doing grading in there, but because we no longer are going to be accessing or touching the BLM parcel and we are withdrawing that use permit, there is no longer a need to put in that fencing.

The next one is basically related to wall heights. Because we have to cut and fill, there are going to be alternative wall heights in the area, so that remains. The next one is we are withdrawing. That was to waive site revegetation. Again, that had to do with the one acre or so that we were going to cut into on the BLM property, but because that is no longer needed or we're not requesting that use permit anymore, this waiver is withdrawn or goes away. Waiver items 2, we have been able to, through the redesign, slightly decrease the height of our walls. It would be a tiering wall system just like our neighbors on the west and east have. And our maximum wall height actually has decreased by a foot from about 16 feet to 15 feet.

The next one is a wall height increase along Starr Hills. That will remain the same. We're able to withdraw some additional wall height waivers along our edges. So that's what waiver 2C is, which we no longer need. And then waiver 3 is Starr Hills already has existing improvements on the west and east of us that are attached with attached sidewalks. So, we're asking to maintain that consistent design in the area so that stays the same. The last waiver here has to do with us requesting to not landscape the northern perimeter here. So technically the BLM parcel is zoned RS20. RS3.3 is a more intense zoning district. We would be required to provide a landscape buffer to the north. However, as you will see, that'll be our rear yards and it'll be basically tiered into where we meet the BLM property here. It'll be similar. There are no landscape buffers anywhere adjacent on our side, so very similar with respect to that.

So, we are still asking to keep that waiver. Again, with the design reviews, there was also a separate design review for the temporary gravel pit. As I mentioned, that is no longer required, so we're withdrawing that. We're withdrawing waivers 2A and 2B. We had a different elevation plan where we're going to have a split driveway. That caused a couple of waivers. We have removed that elevation and that building plan so we no longer need waivers 2A, 2B, 2C, or excuse me, design review 3. Starr Hills is still designated to be a 100-foot right-of-way. Starr Hills for whatever reason, was only built out as a 60-foot right-of-way. So, what we're asking to do is to build, not to dedicate the additional 20 feet, essentially match what is developed to the east and the west of us. So, waiver or excuse me, design review 3 will remain. Design review 4 is basically preliminary grading plan. So, we have submitted preliminary grading plans and that stays the same.

Design review number 5, that did increase. That is for grading. It was originally we thought about 72 feet. It is now increased to 144 feet, or excuse me 100. Excuse me. 72 inches originally increased to about 144 inches, so from about 6 feet to 12 feet. Reason being is that ties into when we were initially going to request the allowance to go into the BLM parcel to grade into that. We were able to distribute that grade over six acres because we are no longer going to use that as a temporary gravel pit or even access the BLM parcel. The usable area now is just the true five acres that we're building on. So, it has not allowed us to distribute that grading in the same way. So that is the one change with respect to that.

And the other thing I think is very important is, as I mentioned, we reduced the density from 40 to 28 units. We are in the hillside, in the hillside under Title 30 and I should say this is the old Title 30 that is applicable to this based on when we submitted, that there should be a recommended amount of density in the hillside. In this case ours is 16 lots, is the recommended density based on the way the hillside works. We have reduced that from 40 to 28, so it's about a 75% increase and you will see that becomes a little bit more consistent with the surrounding areas.

So that is just highlighting some of the staff report and the changes, revisions, and the withdrawals that we were able to make. I like to then show you this comparison chart that we've done. With these changes, we now are compatible with the surrounding area. You can see on the left side is our development. On the right side, are our three neighboring developments. So, if I could have them just zoom out so you can see these two charts together or these two so it makes, thank you. So again, our site's highlighted here in yellow and on the left side is our site. Our density now with the 28 homes over five acres is at 5.6 units to the acre. You can see our neighbor to the west, they have, which is highlighted here in yellow. Their density is at about 5.8 units to the acre. Their total acreage is about 28.2 and their total number of units is 163.

So, as you can go, as you look to the east, this was approved in 2002. That is at a density of about 5.5. They have a total of 138 units over 25 acres. And then most recently in 2020 there was an attached development that came in just to the north of us. They are at five acres, 50 homes or five units to the acre. So, as you can see, the densities now are getting very similar in range, anywhere from five to 5.8. We're at 5.6. Again, wall heights, our wall height is at about 15 feet. The approval, other approved developments are 18 feet, 15 feet. There was not information I could find with respect to the development to the east of us. Again, all the same master plans, all the same zonings.

One of the other things now that I would like to show you is the hillside area and again, we have provided all the approvals of all the staff reports here and where we got that information from. You can see right here, this is the hillside overlay. Again, here is our site. The darker colors indicate the more severity of the hillside. So right here is the darker area. Really that triggers our waivers into the hillside area. You can see this whole area is really in the hillside. The eastern portions of this development are located in the hillside, the adjacent on the east side, large portions of that, and then the development to the north is in the hillside as well.

One caveat though, because this was part of Southern Highlands, the hillside ordinance that did not apply to that development agreement, so it was exempt, so you don't see any reference to them on their approvals with respect to going above the recommended densities. But to the east and to the west, those were definitely in the hillside. Hillside was applicable and like our application, they did request to exceed those recommended densities and of course those were ultimately approved. As I mentioned, we did have several neighborhood meetings. There were additional conditions that we would like to agree to and read into the record at this time. And (inaudible).

JENNIFER LAZOVICH

You a break. So, these are conditions that we talked to the neighbors about during our last neighborhood meeting. This is a change from what's in the staff report. The staff report reflects a slightly different time period for construction. What we would say is construction hours limited from 7 a.m. to 5 p.m. six days a week. In the staff report, it goes on a little bit earlier and a little bit longer. We would also agree that lots 1, 5, 6, Tony you want to share that? Lots 1, 5, 6, 17 and 18 shall be single-story homes. That's 1, 5, 6, 17 and 18 shall be single-story homes. Applicant to plant street landscaping along Starr Hills Avenue that is similar to the street landscaping east and west of the site to the extent not in conflict with the Southern Nevada Regional Plant List. Just expanding on this for a minute, we're trying to match the street landscaping that is in existence to the east and west, but we know one of those trees, for example, is a Mondale pine and that's not an approved tree on the Southern Nevada Regional Plant List.

So, to the extent that we can put in landscaping that is exactly what they did but doesn't conflict with the Southern Nevada Regional Plant List, we will otherwise the Southern Nevada Regional Plant List governs what trees and bushes we'll put in. Next condition, prior to commencing earthwork operations and if the adjacent property owner has granted access, applicant to engage a third-party seismic surveyor to

perform an interior and exterior survey to document existing conditions of each resident immediately adjacent to the site on the east and west perimeter. Adjacent property owner must provide consent to the applicant within five working days of the request to perform the seismic survey. Applicant will repair any damage directly caused by the earthwork operation.

So specifically for that condition it would be the homes that sit immediately to our east. We share a common boundary right here and then on the west, it would be the homes that share the common boundary on the west side. And then finally we would add a condition that says color of fencing and block wall to be consistent with the color of the existing fence and block wall on adjacent properties. Again, that's trying to get to matching what you see kind of on the higher hill portions. There's some fencing up there so that it would look consistent on either side. That would be the similar color there and then with the wall, it would also be similar color.

TONY CELESTE

That concludes our presentation. Thank you.

TICK SEGERBLOM

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

JENNIFER MATERA

My name is Jennifer Matera and I live at 5124 Ivy Creek Court. Just wanted to, I think it's great if we actually have an aerial view of what this property looks like. We can all look at a parcel map and think it's no big deal or hear hillside, but I think if you can see how great of a hill this is from, and you can see how the communities are so much lower. So, this proposed plan would have these homes sit so much higher.

And I know that Commissioner Jones is very familiar with this property and we've worked together. You've been working with the developer. This has been going on for so long and we're so grateful for that and we're happy that the developer has come back with revised plans, but honestly, we're still really concerned even with the current plans, we're still worried about the impact on the community. It's so close. You can see from this that they're beginning their development like 10, 12 feet from either side, digging this out and I know that they're saying that part of the conditions, that they would work with these homeowners, but what happens when the LLC is diminished after they start groundwork? And I think we're all really concerned about that.

I live by the entrance to Seneca, so I've been there since groundwork started and been through all the jackhammering and everything and I bring this up because Seneca doesn't even have the highest slopes. This project actually has higher slopes than Seneca and that's a big concern of mine for this construction. This property has double the percentage of land over the 25% slope and it's 80% hillside. Only one acre is flat land. And I watched the county meeting approval for Seneca and another board member had expressed concern for this hillside disturbance and Seneca was not even asking for 100% waiver. They were asking for a 62% waiver for slopes exceeding 25% and a 73% waiver for slopes between 12% and 25%.

This developer is asking 100% on both. And watching it, Commissioner Jones was confident because he spoke with the developer and the builder and they did hillside projects and that's what you said would give you the confidence to put this project forward. But we don't have a developer that has hillside experience, they have zero residential hillside experience. They're a commercial developer. So, where's the confidence there? There's no builder attached to it and in our community meeting they said that they were actually thinking about being the builder. So, my concern is that this is allowed to happen and they have no experience and they just cause destruction in our neighborhoods. That was my main concern and

that issue has not been addressed. We've asked that multiple times, to make us as a community feel better. Like, okay, great, I'm glad they have experience. This would be wonderful. Oh, wow.

TICK SEGERBLOM

Thank you so much. Next. There we go.

RICHARD CHECKTER

Richard Checkter. 11250 Romette Court, Southern Highlands. Good morning. Exhibit 1, the core focus of the board is on serving the needs and interests of the county's residents. We have thousands and thousands of residents who are concerned and frankly against the proposal as it stands. Over 99% of the people we have made contact with are against this proposal. Only four we know of are in favor of it, the developer and the three people paid by the developer.

Exhibit 2, they told the Channel 8 reporter more than once, "We just want to be good neighbors." Good neighbors tell the truth to one another. Here are some of the things that they have said or written that are not true. I'll just read five of them. Number one, "The development will be compatible with adjacent communities to the west and east." They are not. I will explain later. Two, "Aesthetic features would not be unsightly, undesirable, not obnoxious." They are. Three, "Their development would create an orderly and aesthetically pleasing environment." Absolutely not true. Four, "Appropriate measures would be taken to public health safety and general welfare." Laughable and untrue. Five, they claimed again and again that DC Peterson had experience in building one-story homes. A man was never once built a single-story home should not experiment on a hillside as his first endeavor.

Now let's take a look at what they claim is compatible. Exhibit 3, one-story homes. Are these one-story homes compatible? They say they are. Not even close. Exhibit 4, two-story homes. Are these two-story homes compatible? They say they are. Not even close. Exhibit 5, density. Is the developer's five-acre lot with a density of 5.6 units on a hill compatible with the two adjacent lots with 4.0, not 5.8, 4.0, and 4.6 respectively that are not on a hill. Each unit is clearly labeled by number to prove density. This lot will be one of the highest five acre lots if not the highest on a hillside in all of Southern Highlands and surrounding areas.

Exhibit 6A, garbage truck. A typical Republic garbage truck cannot turn around on a 37-foot wide street on a dead end. Exhibit 6B, the design plan of the community demonstrates the fact that this developer has never built a single-family community before. It's unrealistic and unsafe. With one main street and six dead-end streets and not enough parking, trash pickup will require driving in and out of dead-end streets forward and then backwards, leaving the community and doing it all over again. The red arrow show reverse driving. Exhibit 7, if this application passes, it goes directly against the core focus of the board, serving the needs of the county's residents and will set a precedent that any developer can mirror on. How can the board turn this down? If this passes, I will mark this date May 7 in black on my calendar. Two days after Cinco de Mayo will now be a very dark day in the history of Clark County. To me, from this day forward, the community will be known as Diamond Scar Hill.

TICK SEGERBLOM

Thank you.

RICHARD CHECKTER

Thank you.

DUSTY CHAMBERS

Hello Commissioners. Dusty Chambers, C-H-A-M-B-E-R-S. I live at 11220 Romette Court. So yes, I want to, I have a few pictures to show. All right. So yes, my neighbors have already explained the density and whatnot and I just wanted to show this as just, I live right here, right directly behind the project and there are 20 homes built in five acres. The east, 23 homes. This is a hillside ordinance that has been implemented by Clark County. Hillside where it should be only 16 homes, which has been approved there and now they want to build 28 homes. So that's 12 over still. So, I just don't even know why that's even on the agenda. I know the developer is saying they have given so many concessions. Well, realistically no because it's going from 16 homes, they want to build 40 homes. I mean, that shouldn't even been entertained, especially with a gravel pit.

So realistically they have not given many concessions at all. So, I want to show, this is where my home is and I'm going to show you, let's see where is this? So, this is where Jennifer had this. She took this amazing aerial. My home is right here and I have a neighbor right to the north of me. We do not have any block walls. We have wrought iron fences. We are not protected by any means. This is showing a part of my backyard. This is my wrought iron gate and I have another picture. It's going to go way up over. I have three tier, that's my backyard. I have three tiered huge boulders and they want to build all the way up past this. How am I even going to be safe? Boulders are going to come down. How are we going to be protected?

Yeah, they're going to come and take pictures and do this and video. But during construction, how is my family going to be safe? What if this was your backyard and you're going to allow a project to go back there? I just can't even fathom it. So, there's more pictures. This shows my backyard right here, backyard here. This is mine. That's my yard here. This is where they're wanting to build and even way above. And this shows where it's going to be building. Right here is how far they want to dig into the mountain and right here, all of this. It's going to come tumbling down. And I do want to make note, Jennifer did mention in the two last neighborhood meetings that they said that they were going to build single-family homes on the west side, all of them. I didn't hear that today. You didn't say lot 28. So, but anyway, still 28 homes is way too much. I can speak for the neighbors. If it stayed with 16, we would not be opposing this. Thank you.

TICK SEGERBLOM

Thank you.

KAREN FLESHVINE

Hello, my name is Karen Fleshvine. 11230 Romette Court. My property backs up to the Starr Hills development. These are my concerns. The developer is requesting more than 16 homes, which are zoned for the five acres. There is no plan for protecting the existing homes from damage. The developer is an LLC (Limited Liability Company) which protects the builder but not the home owner with no legal recourse from damages. The developer has never built single-family homes, does not currently have a contracted builder and has stated they may self build. Work hours will be six days a week starting at 7 a.m. to 5 p.m. with consistent jack-hammering just feet from my home. And as a CCSD (Clark County School District) school bus driver, I do not see how a special needs bus can go in and out and pick up these students.

Also, my neighbor Jeff Lawrence couldn't be here today, so he asked me to read the statement. "My name is Jeff Lawrence." He lives right next door, 11220 Romette Court. "And along with my wife lived in a direct adjacent property to this development land. As stated at a previous meeting, we looked at purchasing the lot for the purpose of building custom homes." They were told by their builder at the time that the slope and rocky nature of the area along with existing county buildings codes, made the project

unfeasible and the land had been on sale for several years due to the fact they dropped the idea. Thank you for listening.

ALEXIA

Good morning. My name is Alexia from 11166 Lavandou Drive. I'm mostly here just to echo—

TICK SEGERBLOM

Your voice is very quiet. Can you speak up or hold the mic—

ALEXIA

Yes. Yes. I'm from 11166 Lavandou Drive. And I just want to echo what my neighbors have pretty much already touched on. There's a reason that this land has been here for over 20 years when surrounding communities have been developed. It's as the lawyers just said, it's 80% hillside by your own ordinances. There is a hillside ordinance for two suggested homes per acre. They're suggesting five, the same amount of homes on the lower hillside. It doesn't really make sense. It's going to create a lot of disturbance to the homes and the density also is not matching up to the surrounding areas. We have 23 in five acres. I'm sorry, 20 in five acres to the west, 23 to the east. So how does 28 homes make sense in terms of the surrounding density or consistent with the hillside ordinance, which would say 16? So again, just to kind of echo what they've already said, if they were consistent with the ordinances, the laws, the code, we just want to kind of follow that plan and not set a bad precedent. Thank you.

TICK SEGERBLOM

Thank you.

WILLIAM WEBER

Good morning Commissioners. Thank you so much for letting us speak about this today. My name's William Weber. I live at 11334 Patores Street. So, we're diagonally across from Starr Hills, actually looking up on this. And I think we bought last year, and one of the things that we looked at was the different zonings and rules in the area. And it's just so many houses on such a small lot with such big disturbances. I mean, they've come, they started with 40 homes, they dropped it to 28. I think the existing rules are something like 16 or something like that, but it's so tight an area. We're also dealing with the road in the back for this Lennar development that's going down by the golf course.

So, we've got the construction of this road with the rock trucks and everything else going in and out. This just adds more to what's going on Starr Hills. It's really a mess. There's mud all over the place when it rains because we actually had some and lots of dust and dirt all the time, no matter how many water trucks are filling up down at the end of our block to go spray down behind us. This is in addition to the big ones. There's trucks running in and out all day. The street sweeper in and out all day filling up at the fire hydrant. So, I think there's a lot of other things in the neighborhood. I mean, you're dealing with established home sites on each side. You're dealing with established communities on each side.

So, the waivers that they're seeking just don't make a lot of sense. The land was sold for a price, they bought it. Maybe it made sense at the time if they followed the rules to still buy it. Maybe not. But this just seems like it's sort of a money grab. Well, we bought it, let's see what we can get in. If they were following the regulations, nobody could really say much about it. It would just be okay. And that's I think, what really we're trying to get at. The other thing, they are not home developers. They move a lot of dirt and that's what we've been told in the meetings. That's their expertise. I think they're also trying to shop it out to some builders. So, there's a lot of open questions that we have that there really aren't answers for at this point. So just want to thank you guys, Justin, your office especially for working with a lot of us. Thank you.

TICK SEGERBLOM

Thank you.

TOM MATERA

Hi, my name's Tom Matera. I'm at 5124 Ivy Creek Court. I am in the neighborhood that is up over this way. I just wanted to present a couple more documents just to show the scale of the hillside. The red portion here is over 25% slope, so it is the majority of the site. Also, here's a couple pictures just to show it more visually, just to see the size of it. Here's another one, another view looking down and just wanted to reiterate that just to show visually.

Also, one of the biggest concerns I have is, I know it's been talked about with the developer has experience with moving dirt, but they don't have experience with residential. And it's a major logistical concern with this site being in between neighborhoods that have been established and schools on either end where the pickup points are along Starr Hills and it's clogged with safety concerns. It's just, I'd like to know that whoever the builder is or is going to be, that they're properly vetted to be able to handle the logistics and the whole overall plan with safety and everything. That's all I have. Thank you for your time.

TICK SEGERBLOM

Thank you. Anyone else wishing to speak on the item? Seeing no one. We'll close the public hearing and turn it over to Commissioner Jones.

MOTION

JUSTIN JONES

Thank you, Mr. Chair. And Mr. Celeste or Ms. Lazovich, can you just address the unit count? I know there was some inconsistency between what the neighbors put up versus what you put up. Could you clarify that?

JENNIFER LAZOVICH

Yes, I'm going to have Tony address the density between what the neighbors are saying and what we said. But I do want to make one clarification. When I was reading in the lots that would be single-story, lot 28 is right here and that would have been or should have been added onto the list, lot 28.

JUSTIN JONES

And I'll just note part of the conditions that I'm going to add here today is that lot 28 be deleted and left as common space, open space there. So, appreciate that you're offering it as a single-story, but that will be an additional condition that we'll be discussing here today.

TONY CELESTE

So, with respect to the density on the west side, what was shown was just a 5-acre portion of an overall 28-acre development. This entire 28 development, which included these five lots. In fact, when you go back through the zoning history, the west 23 acres had already been approved along with a couple of the out parcels here. It then came back in on a separate zoning action to incorporate the additional five acres to make this 28 acres and redesign it. And that tentative map was approved including not only 23, plus the additional five for 28 acres for a total of 163 homes. That density in staff's report reflects those numbers and reflects that density at 5.8. With respect to the east side, that again, they just showed the closest five acres, that also includes a large area that was left open space there because of the hillside, but it was a larger 25 acre portion with a total unit count of 138, and that was at 5.5 units to the acre. And again, all this information is taken from the staff reports and notice of final actions that were

approved in 2002. So, these are the approved densities by this board or your predecessors back in 2000 and in 2002. And then the final one is, I believe, it was Christopher Homes that came in about five years ago, in 2020, they have an attached product. They have 50 homes on 10 acres at the density of five units to the acre. Again, you can see we reflected that zoning approval, referenced those staff reports and notice of final action.

JUSTIN JONES

And in terms of lot sizes, this is zoned RS3.3 which would allow for 3,300 square foot lots. Your minimum lot size is over 4,000, which is even above two of the other three adjacent developments.

TONY CELESTE

Yes, that is correct. Our minimum will be 4,019, and you can see the development to the east. Their smallest lot is at 4,000. And then, the one to the north is at 3,300 square feet. Correct.

JUSTIN JONES

Very good. I appreciate the neighbors who have come out today to speak on this item. I also met with many of you last week, and I know you have spent much, much more time on this than you ever wanted to. I know many of you have had to take off of work in order to participate in these discussions. And appreciate that you have spent a lot of time because I know it's your homes, it's your most valuable possession, it's where you raise your kids.

And I appreciate you taking the time to be here today, to be in meetings with me, my staff with the zoning staff over the last several months. I think that the developer has made pretty substantial changes as a result of your input, as a result of our zoning team's input, our Public Works team's input that I think have made this a better proposal is never going to be satisfactory to what, obviously, you would like to see there.

As I already mentioned, I believe that in consideration of the concerns that were raised by one of the homeowners that has come here today, that I will ask to remove lot 28 that is the most northwest portion of it and up against a lot that I think that will create substantial issues because of the existing retaining walls on the other side there. However, I will allow for grading on lot 27. That's the large lot that's adjacent to it to the east, can use up to five feet of lot 8 for grading transitions that will allow the slope to be maintained where it is today, but sort of sloped to where lot 27 would be.

JENNIFER LAZOVICH

Commissioner, could I ask for a clarification?

JUSTIN JONES

Yeah.

JENNIFER LAZOVICH

If we remove lot 28, and I think you said something about it being common element or open—

JUSTIN JONES

Sorry, open space.

JENNIFER LAZOVICH

Open space.

JUSTIN JONES

Yes.

JENNIFER LAZOVICH

I want to make sure. That means we're going to just leave it alone. We're not going to put an amenity over there or anything like that. It's going to be in its natural state. But to what you just said, we can use, I think you said up to five feet of lot 28 to grade towards lot 27.

JUSTIN JONES

Yes.

JENNIFER LAZOVICH

Otherwise it stays.

JUSTIN JONES

I would ask that it be undisturbed as much as possible except for the five feet for transition to Lot 27.

JENNIFER LAZOVICH

Okay.

JUSTIN JONES

With regards to the concerns about not identifying a home builder, I would say the proposed developer is very experienced when it comes to dirt work. However, as a result of the concerns that were raised prior to allowed an additional condition, that prior to issuance of any grading permit, which is the very first step in any building that the applicant must provide written notice to Clark County to identify the home builder, the one that will be building the actual homes, who has prior experience with hillside development. So that has to be sent to Ms. Real's team.

Also, as a result of concerns that have been raised by Southern Highlands developer, I will require the addition of a six-foot wide landscape planter on each side of the entryway from Starr Hills that is consistent with Southern Highlands design guidelines and adjacent communities. And then, also the access gate design must be consistent with the master. So, the Southern Highland Master Association design guidelines. So those are the additional — I'm sorry.

And then, also I don't know that it was raised here today, but certainly in the meeting that I had last week with regards to Lot 12. I will require that in addition to Lots 1, 5, 6, 17, and 18, that Lot 12 also be single-story as a result of the grade differential along Megan Hills. So those are the additional conditions that, if the applicant is acceptable to, then we will move forward.

TONY CELESTE

Could you just give us—

JUSTIN JONES

Yep.

TONY CELESTE

—one minute? Thanks.

JENNIFER LAZOVICH

I'm sorry, I was getting clarification. Sorry, we were talking about the—I stepped away, so I didn't hear the remaining conditions after the provide notice. So, on the notice, we would just provide a letter to planning that says, "The home builder will be, fill in the blank, of some builder that—"

JUSTIN JONES

And identify prior hillside developments that they have built on.

JENNIFER LAZOVICH

The nuance to that is they may have developed somewhere that doesn't have a hillside ordinance per se. But I guess I can just add some projects where there's some elevation changes to address that.

JUSTIN JONES

Ms. Real, will that work?

SAMI REAL

Yeah, we can not capitalize the hillside development, so that we can accept an equivalent.

JUSTIN JONES

Okay.

TONY CELESTE

Single-story on lot 12 as well.

JENNIFER LAZOVICH

A lot that happened when I stepped away. Sorry about that. Yes, the applicant is saying they will agree to lot 12 being single-story, so we would add that as a condition.

TONY CELESTE

And I believe one of the last ones was cut to be similar to Southern Highlands Master HOA.

JUSTIN JONES

Landscape planners on both sides of the entry consistent with Southern Highlands developments.

JENNIFER LAZOVICH

Yes—

JUSTIN JONES

And then, access gate design also.

JENNIFER LAZOVICH

Yes, we could make that work. We might have to shift the entry just a little bit to get in that six feet. But yeah, because it has to go on both sides. So yeah, I think we can make that work.

JUSTIN JONES

Okay. All right. With the additional conditions that have been identified by the applicant and all those that I have read in today and have been accepted by the applicant, I will move for approval of agenda Items 34, 35, and 36.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passed.

JENNIFER LAZOVICH

Thank you.

TICK SEGERBLOM

Thank you.

35. UC-23-0859-DIAMOND STARR HILLS, LLC:

AMENDED HOLDOVER USE PERMIT for a temporary gravel pit (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) hillside design standards; 2) increase wall height and allow alternative hillside wall standards; 3) allow attached sidewalk and alternative street landscaping; and 4) landscaping adjacent to a less intensive use.

DESIGN REVIEWS for the following: 1) temporary gravel pit on a 6.0 acre portion of 25.0 acres in an R-E (Rural Estates Residential) Zone (no longer needed); 2) allow modified driveway standards (no longer needed); 3) reduce street dedication width; 4) preliminary grading plan in conjunction with a hillside development (slopes greater than 12%); 5) finished grade; and 6) a single-family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue, 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 34 AND 36).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- No rock crusher or blasting on-site;
- Construction hours limited from 7:00 a.m. to 5:00 p.m., six days a week;
- Lots 1, 5, 6, 12, 17, and 18 shall be single-story homes;
- Remove Lot 28 and leave as common element natural open space with the exception of allowing grading for Lot 27 to transition onto lot for a distance not to exceed 5 feet;
- Add a 6 foot wide street landscape strip on each side of the entry off Starr Hills Avenue consistent with the Southern Highlands master association design guidelines;
- Access gate design to be consistent with the Southern Highlands master association design guidelines;

- Similar street landscaping along Starr Hills Avenue shall be provided consistent with planting east and west of the site to the extent where landscaping is not in conflict with the Southern Nevada Regional Plant List;
- Color of fencing and block wall to be consistent with the color of the existing fence and block wall on adjacent (east and west) properties;
- Prior to issuance of any grading permit, applicant must provide written notice to Comprehensive Planning identifying the homebuilder of the subject development with evidence that said homebuilder has experience in developing hillside residential projects;
- Prior to commencing earthwork operations, and if the adjacent property owner has granted access, applicant to engage a third party seismic surveyor to perform an interior and exterior survey to document existing conditions of each residence immediately adjacent to the site on the east and west perimeter if property owner provides consent within 5 working days of the request to perform the seismic survey, whereas applicant will in turn repair any damage directly caused by the earthwork operation;
- 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 application must commence or the application will expire unless extended with approval of an extension of time; design review as a public hearing may be required for final grading; 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Starr Hills Avenue.

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 #0022-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

36. TM-23-500181-DIAMOND STARR HILLS, LLC:

AMENDED HOLDOVER TENTATIVE MAP consisting of 28 single-family residential lots (previously 30 single-family residential lots) and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue, 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 33 AND 35).

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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Starr Hills Avenue.

Comprehensive Planning - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street name Rose Hills is previously recorded and shall have an approved street name.

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 #0022- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 37, 38, and 39)

37. VS-25-0225-LOVEMAN, HAROLD & SARALYN FAM TR & LOVEMAN, SARALYN S. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Bright Angel Way and Tropical Parkway, and between Dapple Gray Road and Campbell Road within Lone Mountain (description on file). AB/rr/cv (For possible action)

ACTION: APPROVED WITH CONDITION (COMPANION ITEMS 38 AND 39).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Bright Angel Way, 30 feet for Campbell Road, 40 feet for Tropical Parkway, and associated spandrel;
- 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;
- The installation of detached sidewalks will require the recordation of the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

SAMI REAL

Next, the companion Items 37 through 39.

- Item 37, VS-25-0225. Vacate and abandon easements of interest to Clark County located between Bright Angel Way and Tropical Parkway and between Dapple Gray Road and Campbell Road within Lone Mountain.
- Item 38, WS-25-0226. Waivers of Development Standards for the following: Eliminate street landscaping; increase retaining wall height; increase fill; and waive full off-site improvements. Design review for a proposed single-family residential subdivision on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Tropical Parkway and west of Campbell Road within Lone Mountain.
- Item 39, TM-25-500056. Tentative map consisting of 7 single-family residential lots on 5.0 acres in an RS20 (Residential Single-Family 2) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Tropical Parkway and west of Campbell Road within Lone Mountain.

TICK SEGERBLOM

Good morning.

BOB GRONAUER

Good morning, Mr. Chairman and Commissioners. My name's Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing D.R. Horton on these three matters that are before you. The first thing I'd like to do is orient you where the location of our property. This is an infill piece of property. It's approximately five acres. It's highlighted here in yellow with site. Just to the north of us is Bright Angel. To the east of us here is Campbell Road. This is Tropical Parkway. And over here is Dapple Gray. This is an application for seven homes on five acres.

A matter of fact, if you take a look to this project over here to the east, this is a project that I represented D.R. Horton back in 2018, about seven years ago, were exactly the similar waivers that you see on this application today are the same waivers that were approved and recommended for approval by staff, Lone Mountain Town Board and the County Commission. And I'll go through those because this application, I look at it as four parts that is justified for the approval. Number one is we're asking for the waiver of off-sites. Okay?

Waiver of off-sites is on Bright Angel, Campbell, and also on Tropical Parkway. As you are familiar with this area here, all the off-sites have been approved for waiver of development standards in the past. There are no full street improvements in this area. So, I believe with respect to the waivers that we're requesting on number one there should be approved. And they've been approved also, recommended by the town board. The second item that I want to mention is our landscape waivers. The landscape waivers

were recommended for approval by staff in 2018 that was located there. And the reason is because what you have here is you could see lots that are facing out on the street.

To give you a little bit of background and history on why you're seeing some of these developments like this in the northwest is because a town board about 8 to 10 years ago asked developers such as D.R. Horton and Pinnacle Homes not to have the four-lock cul-de-sac, so you typically see. You get eight lots on five acres. They wanted to see the lots to be facing out on the streets to eliminate the amount of block walls. In doing so in a situation like here in the application that's here, we have seven lots, and I'll lay the layout for you. But for the landscaping purposes, we are actually providing landscaping. It's going to be in the front yards.

You're going to have a minimum of three trees, and I'll show you on the lots, because on Bright Angel, on Tropical, and on Campbell, we're going to have lots facing out similar to the lots that are existing there. And matter of fact, if I could show you on North Dapple Gray located here, this is another subdivision that was approved and recommended approval by staff in 2003. What you'll see here is the same thing in this area where you have no landscaping in this area. But if you go further down on Dapple Gray, you'll see some additional landscaping. In the area here, which is on Tropical, you can see the rural standards. You can see the setbacks in this area where you don't have landscaping out onto the street in this area. This is on East Tropical looking down. Heading down on East Tropical in this area, same thing. And then, this is where I'm showing you across the street from our property on Campbell. You could see these homes that are facing out. They have landscaping in their yards. They don't have block walls in the front which meets some of the intent of what the Town Board was asking developers to do up in the northwest area. And the last one here is just a little bit more of a close-up of some of the homes that are facing out. So, these are D.R. Horton homes that were approved in 2018 that exist today.

The homes that we're asking for are single-story homes. These were two-story before. They'd be single-story homes, about 5,000 to 6,000 square foot homes located on the seven lots. The next item which is combined for the next item three and four with respect to grading on the property and with respect to the block wall heights. Number one is, and I should show you on the overhead again. And as you know when you have an infill piece of property and when you're in the northwest, everything slopes from the west to the east. There are significant slopes. And most of these properties that are developed have some form of waiver of development standard approved for the wall height and for grade fills.

And matter of fact, before I get into the fill discussion, what I want to show you here on the property here, because this is a BLM piece of property. But grade has already been set on Bright Angel, Campbell, and Tropical. So now, what happens is you create this hardship along with the topography in this area where you can see where we're going to have to fill some of the holes on the property in this area. So regardless, whoever comes in to develop this property for drainage purposes, you're now have constraints where you're going to have to have certain fill and certain wall heights in this area to balance the property out for development.

So, on the fill, what I want to show you here is the light blue. This is our seven lots. We have 1, 2, 3, 4, 5, 6, 7 lots. One lot is facing out on Tropical, one lot is facing out on Bright Angel, and we have five lots facing across the street on Campbell. Where we have the fill is going to be located on our parcel number seven, located here where we have a fill up to about 4 or 5 feet adjacent to the property. And that's to fill some of the drainage swales that are in the property. And then we have some fill in this area, that's actually 5 or 6 feet within 20 feet of the property line.

Although we're about 6 feet and a few inches, the county has us round up to 7 feet instead of rounding down to 6 feet. And so, although we have about 6 feet and a few inches of fill in this area, in the blue

areas that you see, we are not going to be at 7 feet. As I said, the highest mark of fill would be about 6 feet and a couple inches. So, this is not any different than any other projects that we've represented in this area with respect to asking for some fill to balance out. The red areas here is where we're cutting down on the property where you see the pink and the red. So that's where you got the cut, and then the fill to balance the property out there.

Then finally, what I'd like to point out is we have a wall height waiver which is similar to a wall height waiver that staff recommended approval across the street here on Campbell when we represented D.R. Horton in 2018. Again, because of the grade and everything that I was just showing you the constraints, we have a 12-foot-high wall total, which is only going to be in the area here. As I'm showing you, it's the highlighted, towards the corner of this lot here. The rest of the wall is going to be about 10 feet. And then as you can see here, it tapers down to 9 and 7 feet. And the wall height over here on the west property line is anywhere from 6 to 7 feet in height.

So, we believe that's justified that although it's 12 feet, retaining 6 feet of screen wall in this area, it's only in a small area on the property itself. It's not a 12-foot-high wall going across west property line. And again, that's because of the constraints on the property that are already there today. So, I believe with those four points of addressing the off-sites, addressing the wall height, the landscaping, and the fill on the property, that along with similar approvals that I mentioned to you just to the east of our property that that justifies for the approval for what we have here today. And I'm done.

TICK SEGERBLOM

Sorry, so this is a public hearing. Anyone here wishing to speak on that? I guess you put us all to sleep.

BOB GRONAUER

That's my job.

TICK SEGERBLOM

Okay. All right. I see no one. We'll close the public hearing and turn it over to Commissioner Becker. Oh, my God.

MOTION

APRIL BECKER

Yes, and thank you for that explanation on especially the wall height. I know that Antonio had some issues that he was going to discuss.

ANTONIO PAPAZIAN

Thank you, Commissioner. Not really issues. If I could just amend one of my dedication requirements. We left out some language that I believe is important to make sure it's part of the condition. And it'll read, right-of-way dedication to include 30 feet for Bright Angel Way, 30 feet for Campbell Road, 40 feet for Tropical Parkway and associated spandrels.

APRIL BECKER

Okay, and we had discussed also just approving this with the condition for the asphalt walking path.

ANTONIO PAPAZIAN

That is correct, Commissioner. We do have a condition in here for applicants to construct a five-foot asphalt path along and all the streets that they are constructing adjacent to.

BOB GRONAUER

Yeah. And for clarification, that's asphalt sidewalk in the public right-of-way, right? Not on the private side.

ANTONIO PAPAIZIAN

Yes, sir.

BOB GRONAUER

Yep. Good.

APRIL BECKER

And with that, I'm comfortable with this. I would move for approval for Items 37, 38, and 39.

TICK SEGERBLOM

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

VOTE

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

VOTING NAY: None

ABSENT: Michael Naft

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

BOB GRONAUER

Thank you. Thank you.

38. WS-25-0226-LOVEMAN, HAROLD & SARALYN FAM TR & LOVEMAN, SARALYN S. TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) increase fill; and 4) waive full off-site improvements.

DESIGN REVIEW for a proposed single-family residential subdivision on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Tropical Parkway and west of Campbell Road within Lone Mountain. AB/rr/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 37 AND 39).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

project will require a new land use application; 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Bright Angel Way, 30 feet for Campbell Road, 40 feet for Tropical Parkway, and associated spandrel;
- Applicant to construct a 5 foot asphalt path along Bright Angel Way, Campbell Road and Tropical Parkway;
- 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs, 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; and that an interlocal agreement with City of Las Vegas will also be required.

39. TM-25-500056-LOVEMAN, HAROLD & SARALYN FAM TR & LOVEMAN, SARALYN S. TRS:

TENTATIVE MAP consisting of 7 single-family residential lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Tropical Parkway and west of Campbell Road within Lone Mountain. AB/rr/cv (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 37 AND 38).

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;
- Execute a Restrictive Covenant Agreement (deed restrictions);

- Right-of-way dedication to include 30 feet for Bright Angel Way, 30 feet for Campbell Road, 40 feet for Tropical Parkway, and associated spandrel;
- Applicant to construct a 5 foot asphalt path along Bright Angel Way, Campbell Road and Tropical Parkway;
- 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs, 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; and that an interlocal agreement with City of Las Vegas will also be required.

(Companion Items 40 and 41)

40. VS-25-0229-TMC HOLDINGS SERIES-E, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Oleta Avenue (alignment), and between McLeod Drive and Topaz Street within Paradise (description on file).
JG/bb/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 41).

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.

SAMI REAL

Next are companion Items 40 and 41.

- Item 40, VS-25-0229, vacate and abandon easements of interest to Clark County located between Serene Avenue and Oleta Avenue (alignment), and between McLeod Drive and Topaz Street within Paradise.

- Item 41, WS-25-0228. Waivers of development standards for the following: eliminate landscaping; waive full off-site improvements in conjunction with a proposed single-family residential subdivision on 1.03 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Serene Avenue and the west side of McLeod Drive within Paradise.

TICK SEGERBLOM

Good morning.

DAVE TURNER

Good morning, Chairman, Commissioners. Dave Turner, 1210 Hinson Street representing the applicant. What we're asking for here today is in conjunction with the two-lot parcel map in an RS20 zone. It's at the northwest corner of Serene and McLeod at this location here. Both lots meet the standards requirements for RS20. We're asking for a waiver of the detached sidewalks, the full off-site improvements and the landscape. We feel this is consistent with the area. Commissioner Gibson, thank you for meeting with me yesterday. I just want to let you know that I did meet with the owner, and there will be no vehicular or pedestrian access to Serene. That concludes my presentation.

TICK SEGERBLOM

All right. This is a public hearing. Anyone here wishing to speak on this item. Seeing no one. We'll close the public hearing and turn over to Commissioner Gibson.

MOTION

JIM GIBSON

Thank you. Thank you, Mr. Turner. And this is entirely consistent with everything out there. I mean, if we were to go back 25 years on the Henderson side or in the county, and do differently, we'd have a dramatically different neighborhood. But under the circumstances, I'm prepared to approve the application, both Items 40 and 41 subject to the approved conditions. Is that agreeable?

DAVE TURNER

Yes. Thank you.

JIM GIBSON

Thank you.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

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

TICK SEGERBLOM

That motion passes. Thank you.

DAVE TURNER

Thank you very much. Have a good day.

JIM GIBSON

Thank you.

41. WS-25-0228-TMC HOLDINGS SERIES-E, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; and 2) waive full off-site improvements in conjunction with a proposed single-family residential subdivision on 1.03 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Serene Avenue and the west side of McLeod Drive within Paradise. JG/bb/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 40).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- No access to site from Serene Avenue.
- Applicant is advised that off-site improvement permits may be required for driveways.

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 #0116-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

42. PA-24-700040-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.82 acres. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain. AB/rk (For possible action)

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

43. ZC-24-0722-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:

HOLDOVER AMENDED ZONE CHANGE to reclassify 1.82 acres from an RS80 (Residential Single-Family 80) Zone (previously notified as RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone for a future residential development. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain (description on file). AB/rk (For possible action)

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

(Companion Items 44, 45, and 46)

44. PA-25-700005-BRIDGE COUNSELING ASSOCIATES, INC.:

PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 3.88 acres. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise. TS/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-5-7-25-2; COMPANION ITEMS 45 AND 46).

SAMI REAL

Next are companion Items 44 through 46.

- Item 44, PA-25-700005. Plan amendment to redesignate the existing land use category from public use and neighborhood commercial to corridor mixed use on 3.88 acres. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise.
- Item 45, ZC-25-0084. Zone change to reclassify 2.6 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise.
- Item 46, UC-25-0085. Use permits for the following: a hospital; and a multi-family residential development. Waivers of development standards for the following: eliminate electrical vehicle capable and installed parking spaces; eliminate and reduce buffering and screening; allow existing attached sidewalks; and alternative driveway geometrics. Design reviews for the following: a hospital expansion; and a multi-family residential development in conjunction with an existing hospital on 3.88 acres in a CG (Commercial General) Zone. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise.

TICK SEGERBLOM

Good morning.

LIZ OLSON

Good morning. Liz Olson, 1980 Festival Plaza Drive here on behalf of the applicant. The applicants this morning is Bridge Counseling. They are a nonprofit organization. They've been around since 1971, specifically operating on this property for the last six years since 2019. They help folks with various types of medical issues, mental issues, and drug and alcohol and gambling addictions. A really great service for the community. As I mentioned, they've been operating on this particular site since 2019.

The application before you this morning is an expansion of the existing hospital to allow for some multi-family units attached to the hospital as well as a 16-bed children's facility. So, the site itself is located here on McLeod just south of Flamingo. To the west of us is the existing CCSD office buildings as well as to the south here. There's some additional CCSD buildings to the east of us across McLeod.

To the north of us is an existing Walgreens and some vacant property as you can see here. The site is currently split zoned with office and commercial to the north. Our application starts with a plan amendment and a zone change to change it to allow for a mixed-use development and to allow for the bottom portion of the site to be CG to allow for consistency across the parcel.

This exhibit here shows the two portions that we are talking about this morning. As you can see here, this is the existing hospital that has been operating since 2019. The two portions that are part of our staff report are highlighted in yellow. To the north would be a 52 unit, a 100 bed maximum multi-family development. Those multi-family residents would be part of the existing program that they are in with the hospital. They typically would stay for about 6 to 12 months working directly with the staff on the hospital.

It allows them to work closer and really kind of speed up their progress. Those folks that have been doing well in the program thus far. They do have to pay rent to live on site. So, it's, again, for those patients that are doing really well, have some type of income, and want to continue their growth here. To the south is an existing building that we'll be doing internal improvements to, to allow for a 16-bed children's facility. It will be the first one in the state which would allow for about 80 to a 100 children to be treated in state.

As of right now, everyone is having to be sent out of state. So, this would be a really great addition to the hospital as it sits today. For our overall site plan and design review. Again, the existing hospital is sitting here in the center, our multi-family attached to the north and the children's facility here. We would keep all of the existing driveways as you see today. Landscaping along McLeod ranges anywhere from 10 feet to 53 feet. We have significantly more landscaping on site than is required.

We're providing 10 feet of landscaping to the north and we're adding some additional landscaping to the northwest here as an additional buffer. The code is requiring us to do 15 feet of landscaping along the north and the west simply because those two parcels are zoned for public use. However, they are operating currently as office space for the school district here. And to the north, we are vacant. There's no property development here, but we are still providing 10 feet of landscaping here.

The proposed multi-family development will be two story. As you can see, again, maximum of a 100 beds, 52 units, some being single beds, some being double. We are requesting to keep the existing attached sidewalks along McLeod. And the reason for that is that we would like to keep the existing trees that have been there for several decades. They're really beautiful, really would like to not have to tear them out. Here's another picture here of those trees.

We appreciate staff, planning commission, and town board. We have been working with the neighbors, and have been having some continued communication. The comments that have come up from the prior planning commission and town board meetings have to do with the existing, and operating, and entitled hospital. Again, that is not what is being looked at here today. But again, those comments have to do with the hospital.

The statements that have been made is that we're adding 200 to 300 beds for homeless to come in and out. That is not the case. Anyone who is on site has to be part of our program, and they are diligently watched. This is a very heavily regulated use and will continue to operate under those regulations. So, I know there's some neighbors here. I'll turn it over to you, and the neighbors, and I'll be happy to answer any questions.

TICK SEGERBLOM

All right. Thank you. This is a public hearing. Anyone wishing to come and speak, please step forward.

ROB SCHLEGEL

Good morning, Chairman Segerblom and Commissioners. I am Rob Schlegel. I'm proud to live in District E at 4326 Flagship Court, Las Vegas, 89121. I also represent several neighbors including Shirley Patrick on Flagship Court. And I also represent Nina Stalgis also on Flagship Court. So, in the interest of full disclosure, I am the former volunteer board chairman for Bridge Counseling, having served six years as chairman of the board. And prior to that, one year as a board member. After a disagreement with the CEO (Chief Executive Officer), I resigned in mid-2023. Following my resignation, a majority of the board also resigned. My prepared comments, which you have a copy of, will take about six minutes, so I beg your indulgence.

TICK SEGERBLOM

We don't need six minutes.

ROB SCHLEGEL

I'll try.

TICK SEGERBLOM

Everybody knows this application, so you get three minutes.

ROB SCHLEGEL

I applaud much of the work Bridge Counseling has done. It's a valuable organization. I'm in opposition to the requested zone changing plan amendment and use permits because there is a hidden agenda here. And I'm referring to a shelter project that they don't mention, and they have publicly denied at the planning commission on April 1 when questioned. If these zoning changes and plan amendments are granted, Bridge will then move to open a shelter facility to support a substance abuse facility.

Inside the office building at McLeod, Bridge has installed 220 to 260 beds for unhoused clients. There is now a commercial kitchen to feed these clients and gender segregated showers. Bridge will accept clients in the evening around 7 or 8 p.m. They'll get a shower, get fed, have a place to sleep. They aren't disclosing this because once they get the zone changes, it'll be a simple matter to add this third component of the overall project. Shelter clients will be required to attend groups therapy during the daytime.

But for 70 to 80 hours every week, they're going to be wandering the neighborhood. Their solution at Bridge is that they will go to the East Flamingo Library, three-quarters of a mile to the east or west, or to Paradise Park, three-quarters of a mile to the south. At the Planning Commission when this was pointed out, the CEO denied that these beds even exist. His assistant showed a floor plan of the building, pointing out offices, and so forth, and said there was no space for the beds.

I have personally taken Commissioner Tick Segerblom, and then Assistant Clark County Manager, Kevin Schiller, on a tour of the facility. And you both know those beds exist. I have a building schematic and I can show you where the beds are. The shelter clients can spend their daytime hours at the Flamingo Library. According to the CEO, they will allow them to be there for two to three hours to use the computers. The Parks and Recreation Center only allows them to charge their phone for 10 minutes, and they're out the door into the park.

TICK SEGERBLOM

Excuse me, Mr. Schlegel. That's complete your three minutes. We all know pretty much what you're alleging. So, let's see if anyone else here wants to speak. Anyone else here in opposition?

ANNOULA WYLDERICH

Good morning, Commissioners. Annoula Wylderich, W-Y-L-D-E-R-I-C-H. 4328 Murillo Street. I live about 150 feet away from this facility. And thus far, we have not had any problems relating to the Bridge because they've been basically fairly inactive. We also did not oppose the addition of the proposed children's facility, and then transitional housing. We are, however, very much opposed to the alleged undisclosed plans to turn the main facility into a hospital that they're referring to now or a shelter of sorts.

And the problem is that the CEO has routinely denied, or he's omitted information. He's evaded questions about that, and he's outright denied the existence of these 220 beds that have been proven to exist. We have had so many problems with unhoused individuals who have substance abuse issues venturing into our once stable community. As Commissioner Segerblom is well aware, we have lost businesses because of shoplifting and loitering. Residents have dealt with trespassers, theft, vandalism, threats to us when we're walking our pets.

The other night I was out on a walk, and I came face to face with an individual who was walking up and down our street, opening the mailboxes. Last summer, I was on another walk. I turned the corner, and there was a man waving a box cutter. A couple of years ago, this would've been unheard of in our area. My point is, we do not need another 220 individuals of this type being brought into our neighborhood to exacerbate the problems rather than solving them.

Everyone seems to think that these services are great as long as they're in someone else's neighborhood. Well, this is our neighborhood. And we're not discounting the value of these services. They are important. But a shelter or hospital of the type that is being alleged does not belong in a residential area with young families and children and seniors. It belongs along a hospital corridor or perhaps in an area that has more concentrated integrated services such as those that exist downtown. Your vote today is going to determine what happens to our neighborhood. And I would seriously question the admissions or the statements of a CEO who's looking to enrich himself at the cost to our neighborhood. Because truthfully, even if these individuals are brought in, where are they going to go during the day, as the previous speaker mentioned? They have nowhere to go, nothing to do, no mode of transportation. They will need to use facilities; they will need shelter from the heat and cold. The local rec center and library cannot and will not absorb them, nor should they have to just because of one CEO who wishes to enrich himself at the cost of our neighborhood. So we are opposed to this and I encourage you to either ask more questions or get some kind of a guarantee that—Thank you.

TICK SEGERBLOM

Thank you. Anyone else here wishes to speak? Seeing no one we'll close the public hearing and ask that applicant would come forward. So first off, I want to ask staff, do we know what they're referring to, the hospital, which is not the subject to this. Is there some kind of business license that they're allowed to conduct a homeless shelter?

SAMI REAL

Well, they currently have a business license today for basically office medical care. What they're proposing is an expansion of the existing building for multi-family housing and that will serve as transitional housing. But it appears as if those people will be living there. They're not having transient stays. And then what they're proposing in the southwest corner is a children's care unit where there will be rooms for those who are, I guess for families who have children who are receiving treatment. They might be better able to explain. I don't know if they'll require an update to their business license. I don't know what categories this would fall under, but they would have to receive whatever licensing from the state in order to provide these types of services.

TICK SEGERBLOM

So, the reality is, the two applications in front of us are both legitimate. There's something we need. As the speakers mentioned, neighborhood is the epicenter of truly a homeless problem and we can't just ignore it. So, we need to have places where we can treat people, they can stay, and they will be there for several months. They're not going to be coming in at nighttime and taking a shower and going out. Now my point is I don't want this to become a homeless shelter. That's not what's the application in front of us. I want to make sure that if we approve this, that we have some type of restrictions so we can make sure that does not happen. If it does happen, I can jump on it right away and deal with it. So, I want to propose some conditions, but also it seems to me that right now there is no license for the main building, which again is not subject to this application to allow any type of a homeless shelter.

So, I have been in there, I know they're talking about drug rehab and alcohol rehab, which is fine, as long as they're maintained in the building but they can't be running around the neighborhood. So, I was going to propose the following conditions. I think these were also presented to the planning commission. First off, we want to have a one-year review after the certificate of occupancy, and that would be for each building separately. I also want the set representation today was for 116 beds, which would be the southern portion. I mean, yeah, the southern portion where the old garage is, that's going to be 16 beds. And then the northern new buildings going to be 100 beds. That's what we're talking about. 116 beds.

LIZ OLSON

Yes, correct.

TICK SEGERBLOM

As far as the multi-family structure, I don't see any type of recreational area. So, we need to figure out somewhere where we can fence in something outside that either to the east or to the west so people could go out and sit with around a table or something without having to be out just among everybody else. So, I'm not sure how we're going to do that, but that's one of the conditions that would be placed. And then again, it's going to be something where I want to be monitoring it. If any of the neighbors see people coming in and out of there during the day, I'll give you my cell phone, you call me, and I'll be right there. This is not intended to be a homeless shelter. It can't be a homeless shelter, but we do need this facilities that they're describing is something we need in this valley, let's face it.

And we can easily say, let's put it somewhere else. But the truth is this is the epicenter of the problem. And so, we need to at least contribute partially to solving the problem. And that's what this proposal is going to do. So, I recognize that there's insinuation, that it's going to be all these people inside there coming in and out. I have seen it, so that could be a potential, but I'm telling the neighbors and I'm telling everyone else that if that turns out to be true, we're going to shut the place down. So that's just that simple. So, is that clear? Do you have anything?

ANTONIO PAPAZIAN

Commissioner, if I can add a condition? It appears that where they're constructing their new building, they're closing off a driveway. If in fact they're closing off a driveway, I'd like to add a condition to reconstruct unused driveways with full off-site improvements.

TICK SEGERBLOM

Okay. And I will go ahead and waive this, the detached sidewalk because those trees are beautiful, so.

JUSTIN JONES

Mr. Chair, can I ask a question?

TICK SEGERBLOM

Do you have a question?

JUSTIN JONES

Yeah, I did want to get some clarification. There was the allegations that they were denying the fact that there were residential beds. I was at a ribbon cutting in December with two other city council folks and Mr. Robeck in which it was very public and in the news. I got the news article here where very open to the public about residential treatment beds. I'm a little confused as to those kind of allegations. So, I don't know, Ms. Olson if you want to address that or Mr. Robeck or what?

LIZ OLSON

Sure. Yeah. I also did a tour about three, four weeks ago. There are not 220 to 300 beds in that facility. So that is what we have been saying and that it's not open for the homeless to come and go, that they have to be part of the program.

JUSTIN JONES

Okay, but there are beds, we're just debating whether it's the number of beds.

LIZ OLSON

Correct, yeah.

JUSTIN JONES

Okay, got it.

TICK SEGERBLOM

And it is a normal addiction treatment facility, so you have to be referred to that with a doctor. There are doctors there that treat you and it's not something where you go in and out during the day. That's the condition. So, if that turns out to be not true, then there's going to be hell to pay. But Marilyn, do you have—

MARILYN K. KIRKPATRICK

Yeah, well I have a couple of things. One, great, we need a place for the juveniles and they can be sequestered there, but I just have this question to ask and I'm pretty consistent with it. Even with Crossroads, even with our own drug treatment center that we're building, there is no place on here for them to go, so that is going to push them to the street to smoke and hang out. And so that's a real thing, which is, and I'm consistent about it, but two, also I struggle with being honest with the neighbors because if they're in a drug treatment center, they can check themselves out any day. That's the reality of it. For me, I would support all day long just doing the juveniles because we do have some control with the juveniles and we don't have enough beds and see if that could stay, but I don't think that whether it be you, me or code enforcement or anybody else is going to have the ability to shepherd people back inside because that's not how it works.

So drug treatment, alcohol treatment, it is the power of your own pen on when you come and go. And I don't disagree that we need facilities, but maybe they'd start with 50 beds or something. It just seems like a lot of mixture in an area that's already struggling. So I don't want you to be mad at me, but here's the thing. We have our own navigation systems where people come and go all day long. You can't pretend that they're going to be in a box and not leave. So they are going to. And so somebody just should recognize that.

TICK SEGERBLOM

Well that's my point I guess is that I mean obviously, it's not a jail, but if you agree to commit yourself to the program, then you can't just leave freely. If you leave, you can't get back in. So it's not going to be something where you leave and come back. The main building, which is what the concern is is a huge building and there's lots of facilities in there, lots of treatment rooms, lots of counseling rooms. So if they want to have a program where people are going to get out, they're going to have to come to us and explain that to me because that's not what they're telling me will happen.

MARILYN K. KIRKPATRICK

So can I then ask this question? So typically once they get the licensure through the state, we have no more control over it. So except when we'd fund stuff and you all know that WestCare was in my district and give them a pretty hard time because we couldn't control it and I just stopped funding them. So I mean is everybody aware of what the real consequences that we can offer?

TICK SEGERBLOM

Yeah, well, Crossroads is in my neighborhood and the truth is, I mean, it's not a huge problem as far as people leaving and coming and going.

MARILYN K. KIRKPATRICK

Well now it probably isn't because I complained, because they were hanging out in the front and now they're just smoke in the back. It's a thing, you're trading one addiction for another. And I don't disagree. I mean I'm building one in my district because I know how important they are in the crisis stabilization. But I just want a realistic approach to what we're really telling the neighbors on what we can do because once you change the zoning and the licensing is done by the state, I guess I want to hear what can we really do?

TICK SEGERBLOM

Well, the building we're building to the north is a residential facility. They pay rent, they've been through the treatment program, they're in the next stage where they're going to be able to go out and work and come back. And so they will be coming back and forth, but they're monitored closely. I have another facility being built in east Las Vegas about the same way. So that we need a place, a place for people that are recovering. So the question is going to be the main building and that building we have to monitor closely. That's not up for today, but I will work on that to make sure that if it does start to open, it opens gradually and we make sure that it doesn't impact the neighborhood.

But as you said, the neighborhood's already impacted so we have to all have to participate in this process including this neighborhood. So I appreciate the fact that you're concerned and I can just tell you that I'm putting my neck on the line that we will make sure that this facility does not impact your neighborhood. It's going to actually benefit your neighborhood because the people you're running into walking around are going to have some place to be treated.

MICHAEL NAFT

Chairman, I'm not sure if you already said it or not, but are your intentions to put a one-year review for public hearing?

TICK SEGERBLOM

Yes.

MICHAEL NAFT

So, there would be an opportunity at least to hold their land use?

TICK SEGERBLOM

And truthfully, if it's one week, I'll give my cell phone. If they see something, we will be out there. It's going to-

MICHAEL NAFT

But it's not a lockdown facility, just?

TICK SEGERBLOM

No, to start off.

MICHAEL NAFT

Okay.

MOTION

TICK SEGERBLOM

But you have to be referred there, you can't just walk in off the street. You have to be referred there by a doctor there, a doctor's treating you and if you aren't willing to stay then you can't come back in. You can't just leave during the day and come and go. All right. Anyway, that's my motion.

SAMI REAL

Sorry Commissioner Segerblom, can I just clarify? So the condition as it reads now is a maximum 116 beds in the facility. I just want to clarify that, that 116 beds is literally just limited to the expansion area, the new multifamily and the new children's care unit. It doesn't affect the existing facility.

TICK SEGERBLOM

That's correct.

SAMI REAL

Okay, I'll make that clarification in the conditions. Thank you.

TICK SEGERBLOM

All right. Cast your vote.

LIZ OLSON

Thank you.

TICK SEGERBLOM

That's okay. Not in my backyard but it is not there (inaudible).

MARILYN K. KIRKPATRICK

I have have several in my backyard and my constituents knew exactly what we're getting into.

VOTE

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

VOTING NAY: Marilyn K. Kirkpatrick

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

All right, and that motion passes.

45. ZC-25-0084-BRIDGE COUNSELING ASSOCIATES, INC.:

ZONE CHANGE to reclassify 2.60 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise (description on file). TS/gc (For possible action)

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

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; and applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0482-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

46. UC-25-0085-BRIDGE COUNSELING ASSOCIATES, INC.:

USE PERMITS for the following: 1) a hospital; and 2) a multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle capable and installed parking spaces; 2) eliminate and reduce buffering and screening; 3) allow existing attached sidewalks; and 4) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) a hospital expansion; and 2) a multi-family residential development in conjunction with an existing hospital on 3.88 acres in a CG (Commercial General) Zone. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise. TS/hw/kh (For possible action)

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 1 year review after the Certificate of Completion of the Children's Counseling Unit;
- 1 year review after the Certificate of Completion of the multi-family building;
- Expanded facility limited to 100 beds in the multi-family building and 16 beds in the Children's Counseling Unit;
- Fenced common open space to be added for passive use by the multi-family residents;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified;

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

Public Works - Development Review

- Reconstruct unused driveways with full off-sites;
- Drainage study and compliance;
- Traffic study and compliance.

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; and that fire hydrant locations on-site and within 750 feet; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0482- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 47, 48, and 49)

47. ZC-25-0200-KULAR GULZAR:

ZONE CHANGE to reclassify 2.31 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located south of Silverado Ranch Boulevard and west of Valley View Boulevard within Enterprise (description on file). JJ/rk (For possible action)

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

CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0117-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 47 through 49.

- Item 47, ZC-25-0200. Zone change to reclassify 2.31 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located south of Silverado Ranch Boulevard and west of Valley View Boulevard within Enterprise.
- Item 48, VS-25-0201. Vacate abandon easements of interest to Clark County located between Valley View Boulevard and Schuster Street and between Silverado Ranch Boulevard and Landberg Avenue; and a portion of right-of-way being Silverado Ranch Boulevard located between Valley View Boulevard and Schuster Street with an Enterprise.
- Item 49, UC-25-0199. Use permits for the following: gas station; and vehicle wash. Waivers of development standards for the following: reduce parking; and alternative driveway geometrics. Design review for a commercial center on 2.31 acres and a CG (Commercial General) Zone.

Generally located south of Silverado Ranch Boulevard and west of Valley View Boulevard within Enterprise.

TICK SEGERBLOM

Good morning, good afternoon.

SHELDON CULLEN

Whatever it may be. Sheldon Cullen. 2140 East Pebble Road representing the applicant. As described in front of you is on the southwest corner of Silverado and Valley View. It's proposed for a C-store with an ancillary small eating area and a car wash and back and in front of it, along Valley View is a new QSR (Quick Service Restaurant) being proposed. The car wash is completely shielded from the major cross intersection there to prevent any visibility to it. And in working with staff and also with commissioners office, we have agreed to remove three of the vacuums to allow for more parking, which would then help alleviate the lack of parking. I'm here to answer any questions that you may have.

TICK SEGERBLOM

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

MOTION

JUSTIN JONES

Thank you Mr. Chair. And thank you Mr. Cullen for working with our team. So, I'll go ahead and move for approval of agenda Items 47, 48, and 49 with a modification to 49. Waiver 1 on 41-49 for a reduction of the parking to 36 spaces instead of 33 spaces.

TICK SEGERBLOM

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

SHELDON CULLEN

Have a good day.

48. VS-25-0201-KULAR GULZAR:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Schuster Street, and between Silverado Ranch Boulevard and Landberg Avenue; and a portion of right-of-way being Silverado Ranch Boulevard located between Valley View Boulevard and Schuster Street within Enterprise (description on file). JJ/sd/cv (For possible action)

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

Clark County Board of County Commissioners Zoning Meeting Minutes – Wednesday, May 7, 2025

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 45 feet back of curb for Silverado Ranch Boulevard, between 45 feet to 55 feet back of curb for Valley View Boulevard and associated spandrel;
- 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;
- Coordinate with Public Works - Traffic Management for the Traffic Signal Project for Silverado Ranch Boulevard and Valley View Boulevard Intersection;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

49. UC-25-0199-KULAR, GULZAR:

USE PERMITS for the following: 1) gas station; and 2) vehicle wash.

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

DESIGN REVIEW for a commercial center on 2.31 acres in a CG (Commercial General) Zone. Generally located south of Silverado Ranch Boulevard and west of Valley View Boulevard within Enterprise. JJ/sd/cv (For possible action)

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Waiver of development standards #1 limited to a reduction of parking spaces to 36 spaces;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet back of curb for Silverado Ranch Boulevard, between 45 feet to 55 feet back of curb for Valley View Boulevard and associated spandrel;
- 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;
- Coordinate with Public Works - Traffic Management for the Traffic Signal Project for the Silverado Ranch Boulevard and Valley View Boulevard Intersection;
- The installation of detached sidewalks will require the vacation of excess right-of-way, the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0117- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

50. ZC-25-0238-PHO, LLC:

ZONE CHANGE to reclassify 3.74 acres from an IL (Industrial Light) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on south of Quail Avenue and west of Valley View Boulevard within Paradise (description on file). MN/gc (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT TO RETURN TO THE PARADISE TOWN BOARD ON MAY 27, 2025; APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA.

51. VS-25-0239-PHO, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Wynn Road and Valley View Boulevard; a portion of right-of-way being Quail Avenue located between Wynn Road and Valley View Boulevard; and a portion of right-of-way being Oquendo Road located between Wynn Road and Valley View Boulevard within Paradise (description on file). MN/md/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT TO RETURN TO THE PARADISE TOWN BOARD ON MAY 27, 2025; APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA.

52. UC-25-0240-PHO, LLC:

USE PERMITS for the following: 1) a proposed hotel; 2) personal services (beauty salon); 3) outdoor dining, drinking, and cooking; 4) live entertainment; and 5) restaurant and related facilities.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; 3) reduce and eliminate street landscaping; 4) reduce drive aisle width; 5) allow an existing attached sidewalk; and 6) alternative driveway geometrics.

DESIGN REVIEW for a proposed hotel on 3.74 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Quail Avenue and west of Valley View Boulevard within Paradise. MN/md/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JUNE 18, 2025, PER THE APPLICANT TO RETURN TO THE PARADISE TOWN BOARD ON MAY 27, 2025; APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA.

SEC. 6. APPEAL

53. AC-25-900246: Consider an appeal of the Director's Notice of Decision to deny a Request For Reasonable Zoning Accommodation at 6332 Peach Orchard Road within Sunrise Manor; and direct staff accordingly. TS/sr (For possible action)

ACTION: APPROVED (APPEAL OF REQUEST FOR REASONABLE ZONING ACCOMODATION GRANTED).

SAMI REAL

Next is Item 53, AC-25-900246. Consider an appeal of the Director's Notice of Decision to deny a Request for a Reasonable Zoning Accommodation at 6332 Peach Orchard Road within Sunrise Manor.

Commissioners, this is a request for a reasonable zoning accommodation where the property owner has installed a 10-foot tall fence along their property line, portions of their property line. The applicant is in attendance. They have been advised that it is their option to come up and speak during this item. They've also been advised that they don't have to disclose any personal information related to a disability. So I just wanted to inform you of that and I turn it over.

TICK SEGERBLOM

Good morning.

JAMES PECORA

Good afternoon, sir and fellow Commissioners. My name is James Pecora. I live at 6332 Peach Orchard Road, District B, it's right below Las Vegas High School. I put up a fence last summer and within three or four weeks the building department sent me a note, said, "Hey, need a permit for that." And the builder had asked my wife if we had a HOA and my wife gave the same answer I would've given had I been home. The answer is no. So, it's ignorance on my part that I needed a permit and I've been working with the county since the letter in the mail trying to achieve that permit. It's been a stalemate now for almost a year. But I got a second engineer who said if I could get the reasonable request that he used to work for the building department and he said that would go a long way. So, I'm hoping that you'll, this appeal will be successful.

Director Real has been very nice. Everybody in her department's been terrific. I'll show you some pictures real quick. This is from going from clockwise west, north-east around our backyard. That's wife Susan and that's Trevor up there. We build it for Trevor's privacy. As easily as us gentlemen would take off our hats,

entering our houses of worship, that's how Trevor is with his clothes when he gets out back. This fence is completely inside our block wall. It's extremely well-built. You know how windy it gets in the valley and there's no movement, there's no sound, there's not one decibel creaking of the chain link fence or the polyethylene wrapping. I also brought three letters from neighbors saying, "Hey, we live next to the fence and it's okay with us." Anyway, this is just a fence. It's not on the level of food, oxygen or water or the grace of God, but it's for my son's privacy and dignity. And I hope you'll—

TICK SEGERBLOM

So let me just stop you there. So, I understand this is a request for an accommodation because of the Disability Act. Is that correct?

JAMES PECORA

Yes sir. Essentially. I didn't get the ADA (American's with Disabilities Act) involved 'cause I didn't get that information.

TICK SEGERBLOM

That's okay. But anyway, that's your request is for your son's—

JAMES PECORA

Privacy. Yes, sir.

TICK SEGERBLOM

And let ask staff, is this something where I could condition it for a year to come back and look at it? I mean, I want approve this, but I don't want to necessarily approve it for a lifetime. I'm not sure how long it would last.

JAMES PECORA

Sir. He's 29 and when he's 39 he'll be doing the same behavior.

TICK SEGERBLOM

Okay. All right. And you're not planning to go anywhere?

JAMES PECORA

I'm sorry?

TICK SEGERBLOM

And you're not planning to go anywhere?

JAMES PECORA

No, sir.

TICK SEGERBLOM

Okay.

JAMES PECORA

We've been there 28 years.

TICK SEGERBLOM

Okay, all right. I just think it's legitimate. It doesn't look that obtrusive to me, so I would make a motion to approve it. I'm sorry, public hearing. Al, did you want to say something? No, no.

AL ROJAS

Real quick.

TICK SEGERBLOM

It's a public hearing.

AL ROJAS

Yeah. My name is Al Rojas. I live in Sunrise Manor. Everybody has a right to live, work, shop and get an education in a safe place, and if this person feels that his son's going to be safer, he should get an opportunity for that. Thank you very much.

TICK SEGERBLOM

All right, anyone else wishing to speak? Seeing no one, I'll close the public hearing and truthfully, I think it's legitimate.

MOTION

TICK SEGERBLOM

So I would make a motion to approve.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you for coming down and I apologize for making you wait so long, but your son is very, well-behaved.

JAMES PECORA

(inaudible) he's a happy camper. You can see in the quiet version and the clothed version. Thank you.

TICK SEGERBLOM

Thank you.

JAMES PECORA

Thank you very much.

SEC. 7. AGENDA ITEM

54. AG-25-900265: Discuss parking lots for commercial vehicles; and direct staff accordingly. (For possible action)

ACTION: DISCUSSED.

SAMI REAL

Next is Item 54, AG 25-900265. Discuss parking lots for commercial vehicles and direct staff accordingly. Commissioners, this was a quest by Commissioner Kirkpatrick to discuss the inclusion of a new use for the parking of commercial vehicles. Right now we consider them to be outside storage and display because it's not quite a parking lot that's available for patrons. And so staff recommends we either one, add a new use for a parking lot for commercial vehicles or what we would actually prefer is to modify the use of truck staging and allow truck staging to accommodate for purely just the parking of commercial vehicles to serve that purpose. And then we ask for your direction.

TICK SEGERBLOM

I appreciate, Marilyn, bringing this and let me just say I had this issue come up in my district and I don't want it to be something we can put anywhere. So hopefully we could have discretion, but if we had the discretion, I do think there's a need for it and it'd be great to have some quality to those places.

MARILYN K. KIRKPATRICK

No, I think Sami and I were talking more of like a special use in many cases so that we can control it, put conditions on it. Because what I don't want it to become is a truck stop. But what we're seeing today is everybody's doing it already and now we're hundreds of vehicles later. We're trying to figure out a way to address it sooner before it's out of—I mean, I could tell you on Nellis and Cheyenne, there's over 500 trucks that are illegally parked and I don't even know what to do with them. If I make a move, they're going to be in your neighborhood on your residential street.

TICK SEGERBLOM

But a special use permit could allow us the discretion to say yay or nay, right?

SAMI REAL

That is correct. So currently right now truck staging is allowed with a special use permit in the industrial park and the industrial light zoning districts. We could look to expand that to the industrial heavy since that makes sense. But we want to keep the special use permit so that we could review these proposals on a case-by-case basis still.

MARILYN K. KIRKPATRICK

Right. And we don't want, at least for me, I'm not interested in waiving landscaping, having any of that and I don't want that.

TICK SEGERBLOM

No dirt.

MARILYN K. KIRKPATRICK

Crappy fencing up that does nothing. So I just think a special use permit might help us all rein it in.

TICK SEGERBLOM

Yeah, I agree. We had a lot of difficulty with one in my district, but we need something to be able to take care of this, so thank you.

SAMI REAL

I will take that as direction.

TICK SEGERBLOM

All right, is that it?

SAMI REAL
That is not it.

TICK SEGERBLOM
So this is the second period of-

SAMI REAL
That is not it.

TICK SEGERBLOM
Oh, not it.

SEC. 8. INTRODUCTION OF ORDINANCES

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

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MAY 21, 2025, AT 9 A.M. (BILL 5-7-25-1).

SAMI REAL
We have Items 55 through 59, which are ordinances for introduction. They're all standard development agreement.

- Item 55, ORD-23-900629 is for the adoption of a Development Agreement with LV Rainbow, LLC for a mixed-use development on 19.8 acres.
- Item 56, is ORD-25-900053 is for a Development Agreement with LV Barbara LLC for a multi-family residential development on 18.3 acres.
- Item 57, ORD-25-900112 is for Development agreement with Forest Hill Family Trust and Sadri Fred TRS for a single-family residential development on 8.52 acres.
- Item 58, ORD-25-900153 is for a Development Agreement with Wow Build Co. One, LLC for a commercial center consisting of a vehicle wash and restaurant with a drive-thru on 1.9 acres.
- Item 59, ORD-25-90015 is for a Development Agreement with MCM Tower, LLC for an office building and parking garage with restaurants on 4.2 acres.

Commissioners, we request that you set the public hearing for May 21, 2025.

TICK SEGERBLOM
All right, I will set the public hearing for May 21, 2025.

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

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MAY 21, 2025, AT 9 A.M. (BILL 5-7-25-2).

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

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MAY 21, 2025, AT 9 A.M. (BILL 5-7-25-3).

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

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MAY 21, 2025, AT 9 A.M. (BILL 5-7-25-4).

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

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, MAY 21, 2025, AT 9 A.M. (BILL 5-7-25-5).

PUBLIC COMMENTS

SAMI REAL

And then this is the second time set aside for public hearing.

TICK SEGERBLOM

All right. This is the second period for public comment. Al, you'll have to wait.

MARGARET ANN COLEMAN

Yes. My name is Margaret Ann Coleman. Who am I? I'm a Black woman that's pissed off at you all because you're discriminating against me. Marilyn locks me up in front of my home and say I'm trespassing. She sent this lady out to give me a ticket to be locked up.

TICK SEGERBLOM

Ms. Coleman, we can't—

MARGARET ANN COLEMAN

I'm just telling you truth.

TICK SEGERBLOM

You can't reference person—

MARGARET ANN COLEMAN

I'm being person discriminated here.

TICK SEGERBLOM

Okay. That's fine-

MARGARET ANN COLEMAN

And I want the world to know I'm being mistreated. I let you use my money, my \$3 million. You put it over in the courtyard. I can't get in an apartment. You're not trying to help me. I don't like your concept of mistreating people because you're mistreating homeless people. (inaudible)

TICK SEGERBLOM

That's fine. Well, as long as you're not referencing me or any of the Commissioners, you can talk.

MARGARET ANN COLEMAN

(inaudible) Marilyn put me in jail for 60 days.

TICK SEGERBLOM

No Ms. Coleman—

MARGARET ANN COLEMAN

Just telling you.

TICK SEGERBLOM

I'm sorry.

MARGARET ANN COLEMAN

(inaudible)

TICK SEGERBLOM

All right, Al, you have nothing to say.

AL ROJAS

Test, test. It's not— Okay. There you go. Okay. This, my name is Al Rojas. I live in Sunrise Manor. I wanted to take this time to give the Commissioners an update on this tremendous success I'm having with my neighborhood watch program and how we're really tackling the homeless, the crime in our area, and how we're working with the schools now to reduce the shoplifting that's going on. So first of all, I do want to thank my Commissioner. We had an encampment in front of Lowe's, which had all kinds of stuff. I don't want to post it on media and I'm sure she got it out because it's all cleaned up. And we went to, there's a document that we're using with our neighborhood watch group that DTAC (Downtown Area Command) seems to be supporting and they're using, it's called an Owner-Agent Trespass Agreement. And we're using that a lot on these vacant lots where there's these homeless people.

And our neighborhood watch is having a contract with the owners, which will allow a person either like myself, if I'm on there, to trespass an encampment or just Metro to trespass an encampment. And I recommend that you get a hold of DTAC COP (Community Oriented Policing) program and get more information on it. I think it's a very valuable tool that all of our commissioners should be using in their areas to crack down the homeless, get down the homeless encampments. Now, I missed the section today. It went over my head where Tick supported the building of an area where we can get these people treatment and even DTAC— and I've done the research, admits that when we address these homeless, these people that are in encampments, anywhere between 8 to 12 times, they go get therapy. So our strategy in our area, which is Lake Mead and Hollywood, is to reduce as many encampments as possible,

hopefully channel them to where the public areas are and bring in the Help of Southern Nevada to address these people and get them the help that they want and get them off the street.

And all I can tell you is that a lot of these businesses right now, I'm doing volunteer work, volunteer security work with Dollar Tree. And I hate to say, but a lot of these businesses are responsible for this homeless problem 'cause they don't want to hire enough security and it doesn't really take that much to get all these businesses aligned, working together and getting these homeless channeled to services. So that, and then the other final thing is that we're moving in the direction now to work with CCSD for the next season and with Metro and with the parents to— give me 10 more seconds, 10 more seconds.

TICK SEGERBLOM

10 more seconds.

AL ROJAS

To come up with a program to get these kids educated on how to behave in public and not be stealing and graduate to stealing cars. So thank you guys for everything that you guys are doing and I'm very, very grateful. Thank you.

TICK SEGERBLOM

All right. Remember we have to find something for the homeless where they can be treated. And that's one of the things we approved today. So thank you so much.

AL ROJAS

Not a problem. Thank you.

TICK SEGERBLOM

And don't get in front of these people as they're running for lunch Because you're going to be run over. All right. Is that okay Ms. Real, are we done?

SAMI REAL

If that's the last person for public comment, yes.

TICK SEGERBLOM

Okay. All right. Meeting's adjourned. Thank you so much.

AL ROJAS

Thank you, guys.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 12:29 p.m., the meeting was adjourned.

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

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

[ONLINE MEETING LINK](#)

APPROVED: /s/ Tick Segerblom
TICK SEGERBLOM, CHAIR

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