



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, August 20, 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 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

*Commissioner Jones entered after Item 3

Also Present:

Robert Warhola, Deputy District Attorney
Jennifer Ammerman, Deputy Director, Comprehensive Planning
Antonio Papazian, Deputy Director, Public Works
JaWaan Dodson, Assistant Manager, Development Review
Lynn Marie Goya, County Clerk
Tammy McMahan, Deputy Clerk
Emily Casimiro, Deputy Clerk

SEC. 2. PUBLIC FORUM

1. Public Comment

TICK SEGERBLOM

Good morning. This is the Clark County Commission meeting for Wednesday, August 20. We're going to do this in two parts. We're going to do the regular part and then we're going to do the Commissioner Justin Jones part at the end. All right.

JENNIFER AMMERMAN

Good morning, Commissioners.

TICK SEGERBLOM

Good morning.

JENNIFER AMMERMAN

First item on the agenda is public comment.

TICK SEGERBLOM

All right, this is the first period for public comment. Anyone wishing to speak on an item on the agenda come forward now. Seeing no one. We'll close the public hearing and turn it over to the assistant director.

SEC. 3. AGENDA

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

ACTION: APPROVED.

JENNIFER AMMERMAN

Yes, thank you. Item 2 is the second on the agenda's approval of the agenda after considering any additions or deletions of items. Staff has the following request, which may require re-notification fees in accordance with Title 30:

Hold to September 3, 2025, Zoning meeting:

- Item 18, UC-25-0169

Hold to the September 17, 2025, Zoning meeting:

- Item 27, VS-25-0365
- Item 28, UC-25-0364

Hold no date:

- Item 9, ZC-25-0171
- Item 10, VS-25-0173
- Item 11, DR-25-0172

The above public hearing items are going to be open as a public hearing and immediately recessed until the dates previously stated. With these deletions, which are Items 9, 10, 11, 18, 27, and 28, 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, Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: Justin Jones

ABSTAIN: None

TICK SEGERBLOM

That vote passes.

3. Approval of minutes. (For possible action)

ACTION: APPROVED.

JENNIFER AMMERMAN

Next item is the approval of the minutes. The minutes for the July 16, 2025, Zoning meeting are ready for approval.

MOTION

WILLIAM MCCURDY II

Mr. Chair, I move approval of the minutes.

TICK SEGERBLOM

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

VOTE

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

VOTING NAY: Justin Jones

ABSENT: None

ABSTAIN: None

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 16

TICK SEGERBLOM

Please change the record to reflect that Commissioner Jones is here.

JENNIFER AMMERMAN

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

- Item 4, AR-25-400063 for (UC-22-0461). Modify the Comprehensive Planning condition to read: one year to review or the application will expire. Add Public Works conditions to read: one year to design and construct a crosswalk and pedestrian flashers across Hacienda Avenue; one year to review to ensure construction of pedestrian flashers on Hacienda Avenue.
- Item 5, AR-25-400065 for (UC-21-0439). Remove the first Comprehensive Planning condition replaced with remove the time limit.
- Item 6, AR-25-400071 for (UC-0351-15). Add a Public Works condition to read: 30 days to coordinate with Public Works Design Division and submit separate document if required for dedication of any necessary right-of-way and easements for the Tropicana and University Center Improvement Project.

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

Move approval of routine action items.

TICK SEGERBLOM

There's a motion. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

4. AR-25-400063 (UC-22-0461)-ITAI INVESTMENTS, LLC:

HOLDOVER USE PERMIT SECOND APPLICATION FOR REVIEW for a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.

DESIGN REVIEW for a parking lot on 1.9 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hacienda Avenue and west of Dean Martin Drive within Paradise. MN/md/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- 1 year to design and construct a crosswalk and pedestrian flashers across Hacienda Avenue;
- 1 year review to ensure the construction of pedestrian flasher on Hacienda Avenue;
- Applicant to coordinate with Public Works within 90 days to enter into an agreement for the pedestrian flasher on Hacienda Avenue/AI Davis Way.

5. AR-25-400065 (UC-21-0439)-RAMM CORP:
 USE PERMITS THIRD APPLICATION FOR REVIEW for the following: 1) expansion of a recreational facility; 2) major training facility; 3) camping in conjunction with a recreational facility; and 4) a heliport.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) parking area paving and striping.
 DESIGN REVIEWS for the following: 1) expansion of a recreational facility; 2) a major training facility; 3) camping cabins and accessory structures; and 4) a grading plan in conjunction with a hillside development (slopes greater than 12%) on a portion of 375.3 acres in an RS80 (Residential Single-Family 80) Zone. Generally located west of Kingston Road and north of Sandy Valley Road within Goodsprings. JJ/tpd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Remove the time limit.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access and fire protection water supply must comply with the Fire Code as amended; and that permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

6. AR-25-400071 (UC-0351-15)-COUNTY OF CLARK (AVIATION):
 USE PERMIT THIRD APPLICATION FOR REVIEW of a truck staging area in conjunction with an existing parking lot on 16.15 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65, AE-70, & AE-RPZ) Overlay. Generally located north of Tropicana Avenue and east of Paradise Road within Paradise. JG/gc/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until July 21, 2027, to review or UC-0351-15 will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the application for review may be denied if the project has not demonstrated compliance with conditions of approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Tropicana and University Center improvement project.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access and fire protection water supply must comply with the Fire Code as amended.

7. ET-25-400073 (UC-23-0302)-USA:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) public utility structures (electrical substation and 500 kV overhead transmission lines) and associated equipment; 2) increase height of public utility structures; 3) eliminate landscaping; and 4) eliminate trash enclosures.

DESIGN REVIEW for public utility structures with all ancillary and accessory structures in conjunction with an existing electrical substation on a portion of 1,107.8 acres in an OS (Open Space) Zone. Generally located northwest of I-15 and north of Las Vegas Boulevard North within the Northeast County Planning Area. MK/rp/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until August 2, 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. WS-25-0484-PALMS 3D, LLC & SAHARA PALMS, LLC:

WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics in conjunction with an existing multi-family residential development on 13.16 acres in a CR (Commercial Resort) Zone. Generally located south of Sahara Avenue and west of State Street within Winchester. TS/rg/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

9. 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 north of Maule Avenue and east of Spencer Street within Paradise (description on file). JG/mc (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).

10. 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; NO DATE - PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON AN AGENDA).

11. 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 north of Maule Avenue and west of Eastern Avenue within Paradise. JG/rg/cv (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).

12. ORD-25-900419: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with TS Durango LLC for a multi-family residential development on 5.08 acres, generally located east of Durango Drive and north of Robindale Road within Spring Valley. MN/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5285; EFFECTIVE 09/04/2025).

13. ORD-25-900494: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family development on 9.77 acres, generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/tpd (For possible action)

ACTION: ADOPTED (ORDINANCE 5286; EFFECTIVE 09/04/2025).

14. ORD-25-900511: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on April 16, 2025. (For possible action)

ACTION: ADOPTED (ORDINANCE 5287; EFFECTIVE 09/04/2025).

15. ORD-25-900518: 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 May 7, 2025. (For possible action)

ACTION: ADOPTED (ORDINANCE 5288; EFFECTIVE 09/04/2025).

16. ORD-25-900545: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties approved by the Board of County Commissioners on May 21, 2025. (For possible action)

ACTION: ADOPTED (ORDINANCE 5289; EFFECTIVE 09/04/2025).

SEC. 5. NON-ROUTINE ACTION ITEMS 17 THROUGH 51

17. TA-25-0425-RED ROCK RV PARK, LLC:

TEXT AMENDMENT to amend Section 30.02.26.H.4.iv.b to allow fences and walls up to 8 feet in height for commercial developments with highway frontage within the Red Rock Overlay District. JJ/gc (For possible action)

ACTION: APPROVED.

JENNIFER AMMERMAN

Next item is Item 17.

- Item 17, TA-25-0425. Text amendment to amend Section 30.02.26.H.4.iv.b to allow fences and walls up to 8 feet in height for commercial developments with highway frontage within the Red Rock Overlay District.

Commissioners, currently as Title 30 is written, there's a maximum height of 6 feet allowed in the Red Rock Overlay. There's no opportunity for a waiver, so we had the request to allow walls up to 8 feet in height for commercial development that's along a highway frontage and staff recommends approval. There's no applicant. This is to change the code in general for everybody.

TICK SEGERBLOM

All right.

MOTION

JUSTIN JONES

I'll make a motion to approve.

TICK SEGERBLOM

All right, there's a motion to approve. 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.

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

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

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO SEPTEMBER 3, 2025, PER THE APPLICANT).

19. UC-25-0410-K & J PARTNERSHIP:

HOLDOVER USE PERMIT for a communication tower.

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

DESIGN REVIEW for a communication tower on a portion of 0.28 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Twain Avenue and east of Eastern Avenue within Paradise. TS/jud/cv (For possible action)

ACTION: APPROVED.

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; a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other new communication tower within a radius of 600 feet, otherwise additional land use applications may be required; changes to the approved project will require a

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

Public Works - Development Review

- Applicant to pay a cost contribution for the construction of off-site improvements as determined by Public Works along Twain Avenue.

WAIVER OF DEVELOPMENT STANDARDS #1 IS NO LONGER NEEDED.

JENNIFER AMMERMAN

Next is Item 19.

- Item 19, UC-25-0410. Holdover use permit for communication tower. Waivers of development standards for the following: eliminate street landscaping which is no longer needed; and waive full off-site improvements. Design review for a communication tower and a portion of 0.28 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Twain Avenue and east of Eastern Avenue within Paradise.

TICK SEGERBLOM

Good morning.

RICH CONTI

Good morning. Is this on?

TICK SEGERBLOM

Yes.

RICH CONTI

Okay, thank you. I apologize. It's the first time I'm using this overhead. Is this working?

TICK SEGERBLOM

If you have something you'd have to put it in the middle.

RICH CONTI

Good morning, Commissioners. My name's Rich Conti, I'm with Centerline Communications. I'm a consultant for AT&T Wireless on behalf of UC-25-0410 and the property is K&J Partnership. The proposal is a 85-foot cell tower, stealth cell tower, which is a Monopom. This also includes a waiver of development standards. The property in question is located right off of Eastern and East Twain. If you look at this pie-shaped property, that dot right there would be where we plan to put the tower. Now that tower, that's the northwest corner. If you noticed, well you may not notice and you'll see it on the other pictures here, but there's another tower right here and that one we always look for to co-locate with other towers. Now this particular tower we could not co-locate because the landlord who owns the property would not lease property to us to put our compound in our equipment so that project went away and that puts us to where we're at today.

So, there is a 200-foot minimum standard distance between two towers and per the special use code we do qualify for that, those parameters. If you look north, there's a wash there and on the other side, right in that open area there, that's going to be a new neighborhood. Signatures got a housing development and then they're eventually going to have a bridge right here. Now that distance is 140-feet, which once again under the special use we do meet those standards for separation from a residential property.

Now if you look here in the east, southeast, and northeast, those are the other two residential properties and those are over 200 feet, and we meet those standards also. If you look right south, you have two neighborhood commercial properties and right next to the property in question is also commercial property. In terms of land use, we do qualify under the special use. Now this particular property, excuse me, this particular compound is going to be a 30, it's a rectangle shape, 30 by 15, 400 square foot compound. This is already going to allow for co-locations over the future. The tower itself will also be rated structurally for co-locations for any future carriers to be co-located.

These particular projects are—this is an elevation view. It's an 80-foot tower and has the palms, fronds and then the antennas. Then down below you have the compound. That's going to be a 8-foot chain link fence surrounding the compound, and these particular facilities are unmanned. So, they do not put any stress on the infrastructure in terms of vehicles, in terms of pedestrians. You may have a tech visit there once a month, if at all. So, in terms of land use—

TICK SEGERBLOM

Excuse me.

RICH CONTI

Yes.

TICK SEGERBLOM

I think we've met considerably on this project. Let's see if anyone's here to speak on this item. Seeing no one. Let's go ahead and close the public hearing and just read into the record a couple of things that you agree to, and we can just move on.

RICH CONTI

That's fine.

TICK SEGERBLOM

Is that okay with you? Public Works?

ANTONIO PAPAIZIAN

Thank you, Commissioner. Working with your office and working with their team, I think we came up with a condition that works for everybody. We'd like to add applicant to pay a cost contribution determined by Public Works for the construction of off-site improvements along Twain Avenue. Because we are adding that condition, I'd like to delete a condition that says, "Execute a restrictive covenant agreement," which we don't need if the contribution is there.

TICK SEGERBLOM

And you're familiar with that condition and you've agreed to that? All right. Secondly, I think you're going to agree to contribute \$10,000 in lieu of trees?

RICH CONTI

That's right.

TICK SEGERBLOM

And we agreed to let you put in the chain link fence?

RICH CONTI

That's right.

TICK SEGERBLOM

All right, anything else you need?

JENNIFER AMMERMAN

Commissioner, if I could, the landscaping waiver was no longer needed, so therefore the fee is not required.

TICK SEGERBLOM

All right, you just saved yourself \$10,000. I forgot to tell you about that.

JUSTIN JONES

Mr. Chair?

TICK SEGERBLOM

Yes.

JUSTIN JONES

I just want to put on the record that I think that cell phone/cell tower palm trees and pine trees are ugly and that we should ban them, but I'll defer to you.

TICK SEGERBLOM

You have a different design? We can—we'll approve this today, but if you want to come back with a different design, I'll run it by Commissioner Jones and make sure that we're okay.

JUSTIN JONES

Summerlin built lovely-ish ones if you want a good example.

MOTION

TICK SEGERBLOM

All right, well I'm sure AT&T just saved \$10,000 bucks, so I'm sure he could afford to make it look beautiful. 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.

20. UC-25-0471-NEW CHAPTER ENTERPRISES, LLC:

USE PERMIT for a proposed gas station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway departure distance; 2) reduce driveway approach distance; and 3) reduce driveway throat depth.

DESIGN REVIEW for a proposed commercial center consisting of a gas station, vehicle wash, convenience store, and a smog check station on 3.60 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and west of Fort Apache Road within Enterprise. JJ/rg/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO SEPTEMBER 3, 2025, PER THE APPLICANT).

JENNIFER AMMERMAN

Next item is Item 20.

- Item 20, UC-25-0471. Use permit for a proposed gas station with waivers of development standards for the following: one, reduced driveway departure distance; two, reduced driveway approach distance; and three, reduced driveway throat depth. Design review for proposed commercial center consisting of a gas station, vehicle wash, convenience store and smog check station on 3.60 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and west of Fort Apache Road within Enterprise.

MOTION

JUSTIN JONES

Ms. Ammerman, the applicant reached out late yesterday and asked to hold this matter for two weeks, so I'll make a motion to hold.

JENNIFER AMMERMAN

Okay.

JUSTIN JONES

On next meeting.

JENNIFER AMMERMAN

And that date would be September 3. To hold until September 3.

TICK SEGERBLOM

All right, there's a motion to hold it until September 3. Cast your vote.

JIM GIBSON

(Inaudible)

TICK SEGERBLOM

Good point. Anyone come on that item? Seeing, no one. Thank you.

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

JENNIFER AMMERMAN

Did that pass?

TICK SEGERBLOM

That motion passed.

(Companion Items 21 and 22)

21. UC-25-0479-USA:

USE PERMITS for the following: 1) large-scale electric generation (solar) facility; 2) public utility structures (substation, utility poles, and aboveground utility lines) and all ancillary structures; and 3) communication tower and associated equipment and structures.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) reduce security fence height; 3) eliminate buffering and screening; and 4) waive full off-site improvements.

DESIGN REVIEWS for the following: 1) a large scale, solar electric generation facility; 2) public utility structures and all ancillary structures; and 3) a communication tower and all associated equipment on a 1,327.0 acre portion of a 7,710.7 acre site in an RS80 (Residential Single-Family 80) Zone. Generally located southwest of State Highway 160 and northwest of Tecopa Springs Road within the Northwest County Planning area. JJ/hw/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 22).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County or provide evidence of an agreement with the Bureau of Land Management which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction or use of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County or the Bureau of Land Management, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan.
- Applicant is advised a bond (or other guarantee per Section 30.03.08B.2) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access and fire protection water supply must comply with the Fire Code as amended; and that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

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

JENNIFER AMMERMAN

Next are Items 21 and 22, which can be heard together.

- Item 21, UC-25-0479. Use permits for the following: one, large-scale electric generation (solar) facility; two, public utility structures (substation, utility poles, and aboveground utility lines) and all ancillary structures; and three, communication tower and associated equipment and structures. Waivers of development standards for the following: one, increase structure height; two, reduce security fence height; three, eliminate buffering and screening; and four, waive full off-site improvements. Design reviews for the following: one, a large scale, solar electric generation facility; two, public utility structures and all ancillary structures; and three, a communication tower and all associated equipment on 1,327.0 acre portion of a 7,710.7 acre site and an RS80 (Residential Single-Family 80) Zone. Generally located southwest of State Highway 160 and northwest of Tecopa Springs Road within the Northwest County planning area.
- Item 22, UC-25-0480. Use permits for the following: one, a large-scale electric generation (solar) facility; two, public utility structures (Battery Energy Storage Systems (BESS), substation, utility poles, and aboveground utility lines) and all ancillary structures; and three, a communication tower and all associated equipment. Waivers of development standards for the following: one, increased structure height; two, reduce security fence height; three, eliminate buffering and screening; and four, waive full off-site improvements. Design reviews for the following: one, a communication tower; and two, the BESS enclosure facility, public utility structures, and associated equipment in conjunction with a proposed solar electric generation facility on 168.8 acre portion of a 5,049.29 acre site in an RS80 (Residential Single-Family 80) Zone. Generally located southwest of State Highway 160 and northwest of Tecopa Springs Road within the Northwest County Planning area. Sorry about that.

TICK SEGERBLOM

Is it Tecopa or Topopopa? Good morning.

LINDA BOLIN

Good morning. Linda Bolin on behalf of the applicant, 8635 West Sahara, Las Vegas, Nevada. Yes, here today representing the Larrea Solar Project and the Larrea BESS projects. As you can see here on the map, this is the solar project area. Then running down a transmission line will run down to the star, which is the—I forgot the name of—the substation, but it runs along Tecopa [Springs] Road. We are about 16 miles south of Pahrump, southeast, and then about roughly 50 miles from Las Vegas. The project itself is a 205-megawatt solar photovoltaic power generation facility on up to about 1,233 acres of federal land under the management of BLM (Bureau of Land Management). It's west of Tecopa [Springs] Road. The project is anticipated to have a 45-year lifespan with the opportunity and possibility of being re-powered after that. It's anticipated to generate over \$11 million over its lifetime for Clark County alone with approximately 420 construction jobs during the 24-month construction period.

As a photovoltaic project, it'll have minimal environmental impact and create no carbon emissions during operations. And we are here today as indicated, seeking use permits, design reviews and waivers of structure height, reduction to security fence height, elimination of buffering and screening, and a waiver of off-site improvements. Staff has recommended approval of all of these. Applicant is requesting approval as recommended by staff.

And before I close, there's one point of clarification. The applicant's name appears incorrectly on the staff report. It should be Larrea Solar Project, LLC. It should have been updated in a cell up but wasn't, so we just needed to put that on the record. And with that, I'm here, and we have representatives of the applicant if you have any questions.

TICK SEGERBLOM

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

MOTION

JUSTIN JONES

Thank you, Mr. Chair. I appreciate working with staff on this and would move for approval of agenda Items 22 and 23 and 24.

JENNIFER AMMERMAN

Actually, [Items] 21 and 22.

JUSTIN JONES

[Items] 21 and 22. That sounds great.

TICK SEGERBLOM

All right, there's a motion. Cast your vote. Is this the item that they were complaining about water a couple of years ago?

JUSTIN JONES

Say that again.

TICK SEGERBLOM

There was a couple of years ago there were people in Pahrump were complaining about water and having to transport water.

JUSTIN JONES

Yeah. Near this site, I have not, I'm not aware. Ms. Bolin, if you want to address that, but I'm not aware that there's been any concerns raised by Nye County on water on this particular site.

LINDA BOLIN

Not with regard to this site. There were other sites closer, other solar projects closer to Pahrump that were an issue, but not this one.

TICK SEGERBLOM

All right, thank you. 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.

22. UC-25-0480-USA:

USE PERMITS for the following: 1) large-scale electric generation (solar) facility; 2) public utility structures (Battery Energy Storage Systems (BESS), substation, utility poles, and aboveground utility lines) and all ancillary structures; and 3) a communication tower and all associated equipment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) reduce security fence height; 3) eliminate buffering and screening; and 4) waive full off-site improvements.

DESIGN REVIEWS for the following: 1) a communication tower; and 2) a BESS enclosure facility, public utility structures, and associated equipment in conjunction with a proposed solar electric generation facility on a 168.8 acre portion of a 5,049.29 acre site in an RS80 (Residential Single-Family 80) Zone. Generally located southwest of State Highway 160 and northwest of Tecopa Springs Road within the Northwest County Planning area. JJ/hw/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 21).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County or provide evidence of an agreement with the Bureau of Land Management which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction or use of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County or the Bureau of Land Management, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan.

- Applicant is advised a bond (or other guarantee per Section 30.03.08B.2) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access and fire protection water supply must comply with the Fire Code as amended; and that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

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

(Companion Items 23, 24, 25, and 26)

23. UC-25-0497-RENEWA I, LLC:

USE PERMITS for the following: 1) public utility structures (overhead transmission lines and electric substations) and all ancillary equipment; and 2) a communication tower and all associated equipment. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) eliminate buffering and screening; and 4) waive full off-site improvements.

DESIGN REVIEWS for the following: 1) public utility structures (overhead transmission lines and electric substations) and all ancillary equipment; 2) a communication tower and all associated equipment; and 3) final grading plans for a hillside development on a 211.30 acre portion of a 6,854.96 acre site in an RS80 (Residential Single-Family 80) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facility) Zone. Generally located east and west of Needles Highway and south of State Route 163 within Laughlin. MN/hw/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Buffering and screening per Title 30 along the northern property line and along the southern property line, where adjacent to the apartments, of APN 264-15-301-003;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and

- studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County or provide evidence of an agreement with the Bureau of Land Management for any portion of the project within their boundaries which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction or use of the project is stopped or abandoned;
 - Bond or other form of financial security, acceptable to Clark County or the Bureau of Land Management for any portion of the project within their boundaries, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
 - Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
 - Applicant is advised a bond (or other guarantee per Section 30.03.08B.2) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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

- Full off-site improvements for Cougar Drive;
- Drainage study and compliance;
- Right-of-way dedication to include 50 feet for Cougar Drive, 40 feet for the east unnamed street and associated spandrels;
- Road alignments shown on the Transportation Map must be dedicated at the widths shown on the map;
- Applicant acknowledges that right-of-way dedications may be required in the future if the use changes;
- Utility pole locations must comply with Subsection 30.04.08.H.1.IV. of County Code.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access and fire protection water supply must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

WAIVERS OF DEVELOPMENT STANDARDS #2 AND #4 WERE WITHDRAWN.

JENNIFER AMMERMAN

Next are Items 23 through 26 that can be heard together.

- Item 23, UC-25-0497. Use permits for the following: one, public utility structures (overhead transmission lines and electric substations) and all ancillary equipment; and two, communication tower and all associated equipment. Waivers of the development standards for the following: one, increase structure height; two, eliminate street landscaping; three, eliminate buffering and screening; and four, waive full off-site improvements. Design reviews for the following: one, public utility structures (overhead transmission lines and electric substations) and all ancillary equipment; two, a communication tower and all associated equipment; and three, final grading plans for hillside development on a 211.30 acre portion of a 6,854.96 acre site in an RS80 (Residential Single-Family 80) Zone in IH (Industrial Heavy) Zone, and a PF (Public Facility) Zone. Generally located east and west of Needles Highway and south of State Route 163 within Laughlin.
- Item 24, UC-25-0501. Use permits for the following; one, of public utility structures (overhead transmission lines and electric substations) and all ancillary equipment; and two, communication tower and all associated equipment. Waivers of development standards for the following: one, increased structure height, two, eliminate street landscaping; and three, eliminate buffering and screening; and four, waive full off-site improvements. Design reviews for the following: one, public utility structures (overhead transmission lines and electric substations) and all ancillary equipment; a communication tower and all associated equipment; and three, final grading plans for hillside development on a 211.30 acre portion of a 6,854.96 acre site and an RS80 (Residential Single-Family 80) Zone and IH (Industrial Heavy) Zone and a PF (Public Facility) Zone. Generally located east and west of Needles Highway between Nevada State Line and Hiko Springs Lane within Laughlin.
- Item 25, UC-25-0499. Use permits for the following: one, a large scale electric generation (solar); two, public utility structures (electric substation, BESS facility, utility poles, and overhead transmission lines) and all ancillary structures; and three, a communication tower. Waivers of development standards for the following: one, increase structure height; two, eliminate street landscaping; three, eliminate buffering and screening; and four, modify residential adjacency standards. Design reviews for the following: one, a large scale, solar electric generation facility; two, public utility structures and all ancillary equipment; three, a communication tower; and four, final grading plans for hillside development on a 2,866.51 acre portion of a 4,870.79 acre site and an RS80 (Residential Single-Family 80) Zone, and an IP (Industrial Park) Zone. Generally located northwest of Needles Highway and north and south of Laughlin Boulevard within Laughlin.
- Item 26, UC-25-0502. Use permits for the following: one, a large scale electric generation (solar); and two, public utility structures, BESS, facility and utility poles and all ancillary structures. Waiver of development standards for the following: one, increase structure height; two, eliminate street landscaping, three, eliminate buffering and screening; and four, allow high-activity areas, (drive aisles) adjacent to a less intensive residential district. Design reviews for the following: a large-scale solar electric generation facility, two, public utility structures and all ancillary equipment; and three, final grading plans for a hillside development on 1,352.46 acre portion of a 2,789.36 acre site in an RS80 (Residential Single-Family 80) Zone and an IP (Industrial Park) Zone. Generally located northwest in Needles Highway and north of Laughlin Boulevard (alignment) within Laughlin.

TICK SEGERBLOM

Good morning.

LINDA BOLIN

Good morning. Linda Bolin on behalf of the applicant, 8635 West Sahara, Las Vegas. To start out, I wanted to indicate that this is a solar project and ancillary facilities. The solar project is two of the applications and the ancillary facilities are the separate two applications. This area is the solar projects. It was originally one project that was approved back in March of 2022 for a special use permit. That use permit has expired and in the interim, the solar project has been broken into two projects as they're now represented on this map.

And so, [Items] 25 and 26 on today's agenda are the solar facilities and [Items] 23 and 24 are for the ancillary facilities. And to be clear that [Items] 23 and 24, they're a mirror image of each other, but they contemplate the possibility of separate owners down the road, which is why we have two applications for that for the same area. The solar projects themselves, let's see, originally it was roughly a 4,200-acre parcel in this county owned land and broken into two projects. Well, one of which is now roughly 1,350 acres. That's the Arita 2A project and the remaining 2,800 plus is the Arita 1 project. The second part, again, is the switch yard, which you see on the map here, and then a transmission line and fiber optic line connecting the solar projects to the switching station.

Following a number of discussions with Commissioner Naft, Public Works, and the [Comprehensive] Planning staff, we are going to be today withdrawing a number of the requested waivers from these applications. With regard to Item 23, which is UC-25-0497, we are withdrawing the waiver to eliminate landscaping on APN 264-15-301-003 and withdrawing the waiver of full off-site improvements on APN 264-15-301-003. With regard to Item 24, the same withdrawal of waiver of landscape to eliminate street landscaping on APN 264-15-301-003 and withdrawal the waiver of full off-site improvements on APN 264-15-301-003. And no changes with regard to Items 25 and 26. That concludes my comments, and we have several members of the applicant that are here today to answer any questions.

TICK SEGERBLOM

All right, this is a public hearing. Anyone here wishing to speak, please come forward. Seeing no one, we'll close the hearing. Turn it over to Commissioner Naft.

MICHAEL NAFT

Thank you, Mr. Chairman, thank you for the presentation. I think you accurately read into the record those withdrawals that I was looking for, but Mr. Papazian?

ANTONIO PAPAIZAN

Thank you, Commissioner. Because they have withdrawn those waivers, I'd like to delete some of ours. We have a condition that says applicant to construct a five-foot asphalt path along Cougar. The asphalt path was actually constructed with the school, but with the construction of full off-sites, they will be constructing a detached sidewalk, so we'd like to remove that five-foot asphalt path condition. Also, because they are constructing off-sites along Cougar, we'd like to delete execute a restrictive covenant agreement. We don't need one. Typically, we execute those if you're getting a waiver for those improvements. And I just found an error also in one of our conditions on the easterly alignment of their parcel. We have a condition that says 30 feet for the unnamed street. It should be 40 feet. The transportation element shows that that area should be 40 feet and not 30 [feet]. So, I'd like to reflect that for the record please.

MOTION

MICHAEL NAFT

Thank you. So my motion will reflect the two deletions read into the record of the Public Works conditions and the correction that Mr. Papazian just read in along with the applicant's withdrawal of waiver of development standard 4 on Items 23 and 24. And just want to make sure the applicant understands that there is a development agreement process that we'll work through after approval.

LINDA BOLIN

Yes, absolutely.

MICHAEL NAFT

Okay.

JENNIFER AMMERMAN

Commissioner?

MICHAEL NAFT

Yes? Excuse me.

JENNIFER AMMERMAN

I'm sorry—were you— Did you want to consider for [Item] 23 and 24 for the buffering and screening to buffer and screen the Switch station from the school and the apartments to the south?

MICHAEL NAFT

Sure. How would that reflect it?

JENNIFER AMMERMAN

I could just say approval of waiver number 3, except for buffering and screening on the parcel that Ms. Bolin mentioned for the school in the north and the apartments on the south. So, they'll have the code required buffering.

MICHAEL NAFT

Okay.

JENNIFER AMMERMAN

Just for that parcel, but the remainder is not required.

MICHAEL NAFT

Okay. We're seeing a nod of affirmation.

LINDA BOLIN

Absolutely acceptable.

MICHAEL NAFT

Okay. Then my condition reflects all of those things that we've just heard on Items 23, 24, 25 and 26. I move for 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. Thank you.

LINDA BOLIN

Thank you.

24. UC-25-0501-RENEWAL I, LLC:

USE PERMITS for the following: 1) public utility structures (overhead transmission lines and electric substations) and all ancillary equipment; and 2) a communication tower and all associated equipment. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) eliminate buffering and screening; and 4) waive full off-site improvements.

DESIGN REVIEWS for the following: 1) public utility structures (overhead transmission lines and electric substations) and all ancillary equipment; 2) a communication tower and all associated equipment; and 3) final grading plans for a hillside development on a 211.30 acre portion of a 6,854.96 acre site in an RS80 (Residential Single-Family 80) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facility) Zone. Generally located east and west of Needles Highway between the Nevada State Line and Hiko Springs Lane within Laughlin. MN/rg/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Buffering and screening per Title 30 along the northern property line and along the southern property line, where adjacent to the apartments, of APN 264-15-301-003;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County or provide evidence of an agreement with the Bureau of Land Management for any portion of the project within their boundaries which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction or use of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County or the Bureau of Land Management for any portion of the project within their boundaries, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a bond (or other guarantee per Section 30.03.08B.2) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in

conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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

- Full off-site improvements for Cougar Drive;
- Drainage study and compliance;
- Right-of-way dedication to include 50 feet for Cougar Drive, 40 feet for the east unnamed street and associated spandrels;
- Road alignments shown on the Transportation Map must be dedicated at the widths shown on the map;
- Applicant acknowledges that right-of-way dedications may be required in the future if the use changes;
- Utility pole locations must comply with Subsection 30.04.08.H.1.IV. of County Code.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access; fire protection water supply must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

WAIVERS OF DEVELOPMENT STANDARDS #2 AND #4 WERE WITHDRAWN.

25. UC-25-0499-COUNTY OF CLARK (ADMINISTRATIVE):

USE PERMITS for the following: 1) large-scale electric generation (solar); 2) public utility structures (electric substation, Battery Energy Storage System (BESS) facility, utility poles, and overhead transmission lines) and all ancillary structures; and 3) a communication tower.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) eliminate buffering and screening; and 4) modify residential adjacency standards.

DESIGN REVIEWS for the following: 1) a large scale, solar electric generation facility; 2) public utility structures and all ancillary equipment; 3) a communication tower; and 4) final grading plans for a hillside development on a 2,866.51 acre portion of a 4,870.79 acre site in an RS80 (Residential Single-Family 80) Zone and an IP (Industrial Park) Zone. Generally located northwest of Needles Highway and north and south of Laughlin Boulevard within Laughlin. MN/hw/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County or provide evidence of an agreement with the Bureau of Land Management for any portion of the project within their boundaries which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction or use of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County or the Bureau of Land Management for any portion of the project within their boundaries, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a bond (or other guarantee per Section 30.03.08B.2) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to Page 12 of 26 not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review Division;
- Applicant acknowledges that right-of-way dedications may be required in the future if the use changes;
- Utility pole locations must comply with Subsection 30.04.08.H.1.IV of County Code.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access fire protection water supply must comply with the Fire Code as amended; and that permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

26. UC-25-0502-COUNTY OF CLARK (ADMINISTRATIVE):

USE PERMITS for the following: 1) large-scale electric generation (solar); and 2) public utility structures (Battery Energy Storage System (BESS) facility and utility poles) and all ancillary structures.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) eliminate buffering and screening; and 4) allow high activity areas (drive aisles) adjacent to a less intense residential district.

DESIGN REVIEWS for the following: 1) a large scale, solar electric generation facility; 2) public utility structures and all ancillary equipment; and 3) final grading plans for a hillside development on 1,352.46 acre portion of a 2,789.36 acre site in an RS80 (Residential Single-Family 80) Zone and an IP (Industrial Park) Zone. Generally located northwest of Needles Highway and north of Laughlin Boulevard (alignment) within Laughlin. MN/rg/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County or provide evidence of an agreement with the Bureau of Land Management which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction or use of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County or the Bureau of Land Management, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a bond (or other guarantee per Section 30.03.08B.2) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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;
- Road alignments shown on the Transportation Map must be dedicated at the widths shown on the map;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review Division;

- Applicant acknowledges that right-of-way dedications may be required in the future if the use changes;
- Utility pole locations must comply with Subsection 30.04.08.H.1.IV. of County Code.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access and fire protection water supply must comply with the Fire Code as amended; and that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

27. VS-25-0365-CHURCH HAMERE NOAH KIDANE MEHRET WEST MICHAEL:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Duneville Street, and Oquendo Road and Patrick Lane; and a portion of right-of-way being Ponderosa Way located between Westwind Road and Lindell Road within Spring Valley (description on file).
MN/rg/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO SEPTEMBER 17, 2025, PER THE APPLICANT).

28. UC-25-0364-CHURCH ETHIOPIAN ORTHODOX:

HOLDOVER USE PERMIT for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following 1) eliminate street landscaping; 2) reduce buffering and screening; 3) modify residential adjacency standards; 4) increase maximum parking; 5) waive full off-site improvements; 6) reduce driveway throat depth; and 7) eliminate right-of-way dedication.

DESIGN REVIEW for a proposed expansion of a place of worship on a portion of 10.17 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located south of Oquendo Road and west of Lindell Road within Spring Valley.
MN/rg/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO SEPTEMBER 17, 2025, PER THE APPLICANT).

(Companion Items 29, 30, and 31)

29. VS-25-0467-CCC, LLC & 3.30.300, LLC:

VACATE AND ABANDON a portion of right-of-way being Elkhorn Road located between Rainbow Boulevard (alignment) and Rebecca Road (alignment) within Lone Mountain (description on file).
MK/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 30 AND 31).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.

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

Public Works - Development Review

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

Building Department – Addressing

- Address 6725 Barney Ln assigned to parcel 125-23-101-024 shall process an address change upon recordation of the street vacation or be demolished due to the proposed development.

JENNIFER AMMERMAN

Next Items 29 through 31 which can be heard together.

- Item 29, VS-25-0467. Vacate and abandon a portion of right-of-way being Elkhorn Road located between Rainbow Boulevard (alignment) and Rebecca Road (alignment) within Lone Mountain.
- Item 30, WS-25-0466. Waivers of development standards for the following: one, reduce setbacks; two, increase retaining wall height; three, increase fill; four, waive full off-site improvements; five, increased driveway width. Design review for a proposed single-family residential development on 13.95 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Rainbow Boulevard (alignment) and south of Elkhorn Road within Lone Mountain.
- Item 31, TM-25-500116. Tentative map consisting of 27 single-family residential lots and common lots on 13.95 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Rainbow Boulevard and south of Elkhorn Road within Lone Mountain.

TICK SEGERBLOM

Good morning.

ROBERT CUNNINGHAM

Good morning. Robert Cunningham, 6030 South Jones Boulevard with Taney Engineering representing applicant. Our site is approximately 15 acres located south of Elkhorn and to the south and east of Rainbow. We're proposing a single-family residential subdivision consisting of 27 lots with access through private streets that heads directly out to Elkhorn on our east boundary. The site has a looped system of roadways. We had a neighborhood meeting that wasn't required but we held it. Multiple neighbors attended. We addressed many of their concerns, some of the neighbors we do continue to have discussions with. In particular the neighbor who is directly to the west of us here, Mr. Gale. There are existing trees, tamarack trees that exist along this common shared property line. We're in discussions with him about those trees and there's also drainage that currently runs off of some of the property in here.

We'll be doing a drainage study, but there is an area of our site that will drain down to the southwest corner of our property to connect to the existing drainage pattern of the area and we'll continue to have discussions with that neighbor as we move forward with this development. The project has several

waivers that were requested. One was for 20-foot front yard setbacks. All of those are in the internal street network so they don't impact the neighbors. Because the area has already been graded and it's almost flat from one end to the other, we had to ask for permission to increase some of the areas along the west, portions along the east and a portion along the south portion to be over the 3-foot height retaining wall allowed and 3-foot of fill. We've asked up to 5 feet, but we believe we'll land somewhere between 3.5 to 4.5 feet of fill in those areas.

And then we've had to ask for a driveway width increase. Some of these larger homes that they're proposing to build the range from just over 3,000 square feet to the mid-5,000s have four car garages. Some of the four car garages have to be wider. We asked for the width to be increased up to 30 feet. All of the homes that are proposed are single-story in nature. I'll show you some of them here. They have different architecture for each home. I believe there's four different architectural elevations that can be shown for each home and they are very wide ranch style homes.

So, the widths of them are— This house in particular is 80 feet wide by about 60 feet deep. Some of them have modern architecture, some of them have traditional architecture. Here's a four car garage, one about 86 feet in width. There is one accessory building or two that I would like to show you. They have a casita, or they call it accessory dwelling unit, a pool and cabana, and then a detached RV (recreational vehicle) garage. In the back of the RV garage and one of the options, they have what is called a accessory dwelling unit or a little studio. And this is the only two-story element of the entire project. I just wanted to make sure that it was put on record that that is it. We don't plan on having anything else. I'm going to conclude my presentation. I'd be happy to answer any additional questions. Thank you.

TICK SEGERBLOM

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

MARILYN K. KIRKPATRICK

Thank you, Mr. Chairman. So, thank you for building what the neighbors want. We appreciate that and we like working with your client. So, it's probably our third project with you. So, I just want to be clear, and I know you put on that we're working with the Gales and the Reynolds on the trees because those kind of trees never go away. They come back even if you take them out. So, we want to be part of those discussions as you go forward. I know there's a talk of maybe 18 of them, but we want to have screening because they are approved for special uses over there. So, I suggested bamboo is a good screening thing.

So, we are good with supporting waiver number 1 because we've now changed, done a text amendment, so that's good. We're good with supporting waiver number 4. There was some concern from the neighbors that they wanted off-sites. Those were city neighbors, and we said it's not consistent with the rest of the neighborhoods, so we want to keep it rural and you're going to have my horse trail opportunity there, correct?

ROBERT CUNNINGHAM

Yes. On Elkhorn, we're not proposing to add any improvements, curb, gutter or additional asphalt from what it's built out today. We will have landscaping located on our property behind that.

MARILYN K. KIRKPATRICK

So, there'll be a dedicated path.

ROBERT CUNNINGHAM

There'll be an area that will be—

MARILYN K. KIRKPATRICK

It's 14 feet is what we kind of keep over there. So, we just want to keep it consistent so the horses can get around.

ROBERT CUNNINGHAM

There will be an area of a dirt path along, yes.

MARILYN K. KIRKPATRICK

Okay. And then waiver number 5, we're fine with the four car garages. And then the only thing I just want to say is, I really want to stay connected on the drainage stuff because southeast I fear that it will go into a puddle there. I know what that looks like and it becomes somewhat of an irrigation pond, and we don't want that. So, we want to work with you and the neighbors right there to make sure it doesn't do what the last project, another developer did a little farther over. So as long as you agree to continue to work with us, we like this project and think it'll be good.

ROBERT CUNNINGHAM

We agreed to continue to work with the Commissioner's office.

MARILYN K. KIRKPATRICK

And can you remind me which lot is going to be a two-story?

ROBERT CUNNINGHAM

No, it's not a lot. It's just in the RV garage. In the RV garage one of the options has, I call it like a man cave unit in the back of the garage. It's like a little studio—

MARILYN K. KIRKPATRICK

It would be a girl cave at my house.

ROBERT CUNNINGHAM

It's a little studio apartment back there.

MOTION

MARILYN K. KIRKPATRICK

Okay, all right, perfect. All right, that's our motion for approval. Are we clear on every of the conditions? Antonio too?

ANTONIO PAPAZIAN

Thank you, Commissioner. So, when GreenGale came in, we conditioned them to boulders. I didn't know if you wanted to keep the boulders going to the east, have the boulders along Elkhorn?

MARILYN K. KIRKPATRICK

So currently we have it so it's somewhat dedicated unimproved trail. What's your thoughts? We didn't really ask you. We just said that keep the unimproved trail system going in the front of your property.

ROBERT CUNNINGHAM

We're fine with the unimproved trail moving in front of our property. I'm not sure about boulders.

MARILYN K. KIRKPATRICK

So currently today that's the landscape that's put there because it kind of separates it from the road. So, for now we'll just do the unimproved trail, but if we find that— I feel like you're going to be easy to reach if we find that we need the boulders to be a for sure thing.

ROBERT CUNNINGHAM

We can work with your office if that becomes something, yes.

MARILYN K. KIRKPATRICK

Okay, perfect. Okay, that's my motion.

TICK SEGERBLOM

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

VOTE

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

TICK SEGERBLOM

That motion passes.

ROBERT CUNNINGHAM

Thank you.

30. WS-25-0466-CCC, LLC & 3.30.300, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill; 4) waive full off-site improvements; and 5) increase driveway width.

DESIGN REVIEW for a proposed single-family residential development on 13.95 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Rainbow Boulevard (alignment) and south of Elkhorn Road within Lone Mountain. MK/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 29 AND 31).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) – Engineering

- Applicant is advised that there is an active septic permit on APN 125-23-101-024; 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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

31. TM-25-500116-CCC, LLC & 3.30.300, LLC:

TENTATIVE MAP consisting of 27 single-family residential lots and common lots on 13.95 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Rainbow Boulevard (alignment) and south of Elkhorn Road within Lone Mountain. MK/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 29 AND 30).

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).

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

(Companion Items 32 and 33)

32. VS-25-0494-BECKETT TIMOTHY & MADELAINE ETAL & RCVI GROUP, INC.:

VACATE AND ABANDON a portion of right-of-way being Nellis Boulevard located between Vegas Valley Drive and Spyglass Hill Drive within Sunrise Manor (description on file). TS/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 33).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- 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.

JENNIFER AMMERMAN

Next items are Items 32 and 33, which can be heard together.

- Item 32, VS-25-0494. Vacate and abandon a portion of right-of-way being Nellis Boulevard located between Vegas Valley Drive and Spyglass Hill Drive within Sunrise Manor.
- Item 33, UC-25-0495. Use permit for proposed multi-family residential development. Waivers of development standards for the following: one, reduce buffering and screening.; two, increase retaining wall height; three, modify residential adjacency standards. Design review for proposed multi-family residential development on 3.83 acres in a CG (Commercial General) Zone. Generally located east and Nellis Boulevard and north of Vegas Valley Drive within Sunrise Manor.

TICK SEGERBLOM

Good morning.

JENNIFER LAZOVICH

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive, here this morning on behalf of the applicant. The site is located just to the east of Nellis Boulevard and to the north of Vegas Valley Drive. It was at one

point contemplated to be part of a larger commercial project which never got built. So, we are before you today with a use permit, waivers, and a design review for a multi-family affordable project.

The project itself would consist of five residential buildings in blue. We'd have a clubhouse, and our access would come off of Nellis Boulevard. We do have some waiver of development standards, some of which staff is recommending approval, but for the two that they are not recommending approval of, I just wanted to talk about that. It's specifically waiver of development standards number 1 and then waiver of development standards number 3B. So going in reverse order, I'll talk about 3B first. Along the east boundary to the north of us is an existing multi-family apartment complex. To the south of us in this area is commercial.

Over here is United States Post Office and then on the east side are single-family homes. When we were looking at how best to lay out this site, we did have a narrow place where we had obviously this internal drive aisle, which you can see through here, and then a couple of parking stalls. We did our best though with that layout to add and make sure that we had the parking lot landscaping that you can see throughout. However, on the east boundary there is an existing, there's actually two, but existing utility easements that run along the east boundary. So, while that is green on this particular plan, we should probably color it blue or something like that. We won't be able to plant any trees in that location. We can do bushes, but per the easement, it's limiting on what you can do.

What we do plan to do though for additional buffer as required by code is as close as we can get to the existing east wall, we're going to build our own screen wall. That wall also has a requirement for some additional height. The screen wall and retaining wall that really runs on this north boundary right here because the drainage comes through the north and moves this way and then we have to get it over to here to drain out. So, in this area we have an increase for wall waiver heights to address the existing drainage conditions that are occurring onto our site and then to move it through to get it to where it needs to drain.

That said, we will be putting a screen wall, decorative screen wall with some retaining as close as we can get it to the existing residential wall on the east side. We have some conditions to address how that will work, which I'll read into the record in a little bit. In addition, we had one gentleman at the Town [Advisory] Board (TAB) hearing who came out. He owns the residential property located on the far northeast corner that expressed some concern about the current condition of his existing block wall and concerns about how us coming in with an additional wall on our side could impact his wall. We do think that there could be the need for some repairs or reconstruction on a portion of his wall, not the entire length but on a portion of his wall. So again, we have some conditions which if the Chair is okay, I could read those into the record to address those issues.

TICK SEGERBLOM

Do we want to read them in now or later? Well, you can read them in now.

JENNIFER LAZOVICH

Okay. So, the first condition would be the new decorative wall to be installed along the east boundary of the site shall be placed as close as building code allows to the existing perimeter wall. There will be a cap at the end of the walls, or a gate added to prevent access between the existing wall and the proposed wall. The goal being that we could place it as close as we can to this wall to the existing wall on the east side. If we can place it close, we would do a cap at the end, so it would block access in between the two because it would be close enough. If we can't, then we'll put up some type of gate so that again we can minimize any type of access back there.

The second condition would read the color of the east face of the new decorative wall along the east boundary shall match the color of the existing perimeter block wall. The applicant shall also have the discretion to install wrought iron on the new decorative wall along the east boundary for any portion of the new wall that is above the combined retaining wall and screen wall over eight feet in height. This was discussed with the Commissioner. Again, it all deals with the wall condition on the east boundary. Because of the existing drainage conditions and because we're required by code to put in an eight-foot screen wall, there may be portions of that wall that are above eight feet over there and it could be better to put in a solid block wall above eight feet. It could be better to put the upper portion as a wrought iron. I think once we get the drainage study, we understand that the Commissioner and it would be our hope to keep that combined wall height as low as possible.

But if it becomes a very tall wall, the appearance of a tall wall might be better if we have some wrought iron at the top. So, it gives the applicant the discretion based upon how the drainage study comes back and how low we can keep those walls in overall height. But at the same time, some discretion by the applicant if the wall gets too tall to put on wrought iron if necessary.

And the final condition would read due to the impacts of the existing drainage conditions, the applicant has agreed to repair and or reconstruct a portion of the existing perimeter block wall located on APN 161-09-210-014, if the property owner provides written consent to allow the wall repair reconstruction by no later than May 1, 2026. If the property owner of APN 161-09-210-014 does not consent to the wall repair reconstruction by May 1, 2026, the applicant is not required to make any repairs or reconstruct the existing wall.

Again, this deals specifically with the northern portion of the wall that is existing on the east boundary. There's some repairs that could be made to it and the applicant is willing to do that, but obviously we need the property owner to provide us consent to do something with their existing block wall. So that condition would cover our ability to try to work with that property owner. If they ultimately decide they don't want us to do that, then we've made our effort and we wouldn't be held up with permits at that point. So, with those additional conditions, I would be happy to answer any questions.

TICK SEGERBLOM

This is a public hearing. Anyone here wishing to speak? Seeing no one, we will close the public hearing. Public Works, do you have any comments or anything?

ANTONIO PAPAIZIAN

Thank you, Commissioner, because they are constructing full off-sites with detached sidewalk. Again, I'd like to delete our, execute a restrictive covenant agreement condition.

TICK SEGERBLOM

All right, this is a great developer from San Diego. This will be their first project here. You want to come up just for a second and say hello? I want everybody to meet these guys because they're really top-notch and hopefully we can— We're going to spend a lot of county money on this project, but hopefully this will be the first of many projects, affordable housing in Clark County.

RYAN LUNDERGAN

Good morning, Commissioner Segerblom. My name is Ryan Lundergan, 2401 Levante Street, Carlsbad, California. I'm happy to be here today representing our first project here in Clark County. Chelsea Investment has been in business over 40 years. We're a family-owned business. We're vertically integrated, so we are an affordable housing developer that owns, operates, we're your neighbor. We'll be there afterwards. I'm actually renovating one of our first projects that we've ever done in Calexico right

now. Over 30 years ago there was a project there and we're just— It's been around so long after building it, this elderly housing project that we're getting to our portfolio now where we're renovating.

But we're very excited to be a part of this affordable housing project and we believe that we'll be able to break ground on this project by June 2026. So, we're all systems go on this one. I'd like to just say the staff has been incredibly helpful. Also, the CHF (Clark County Community Housing Fund) fund has been incredibly supportive and thank you for your support for yesterday's vote to support the additional \$3.5 million for the project. It's going to go a long way and it's going to make this a much better project.

TICK SEGERBLOM

Great. Thank you so much. So hopefully it will all work out great and you guys will move up here.

RYAN LUNDERGAN

Yeah, definitely.

TICK SEGERBLOM

Taxes are a lot less.

RYAN LUNDERGAN

Yes.

MOTION

TICK SEGERBLOM

All right, thank you for that. I make a motion to approve.

JENNIFER LAZOVICH

Is that with the additional conditions?

TICK SEGERBLOM

Yes, with. Did you have a question? No.

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 so much.

JENNIFER LAZOVICH

Thank you.

TICK SEGERBLOM

Whatever you need, just come to my office.

33. UC-25-0495-BECKETT TIMOTHY & MADELAINE ETAL & RCVI GROUP, INC.:

USE PERMIT for a proposed multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; and 3) modify residential adjacency standards.

DESIGN REVIEW for a proposed multi-family residential development on 3.83 acres in a CG (Commercial General) Zone. Generally located east of Nellis Boulevard and north of Vegas Valley Drive within Sunrise Manor. TS/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 32).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- A new decorative wall to be installed along the east boundary of the site which shall be placed as close as building code allows to the existing perimeter wall. There will be a cap at the end of the walls or a gate added to prevent access between the existing wall and the proposed wall;
- The color of the east face of the new decorative wall along the east boundary shall match the color of the existing perimeter block wall;
- The applicant shall have the discretion to install wrought iron on top of the new decorative wall along the east boundary for any portion of the new wall that is above the combined retaining wall and screen wall over 8 feet in height;
- Due to the impacts of the existing drainage conditions, the applicant has agreed to repair and/or reconstruct a portion of the existing perimeter block wall located on APN 161-09- 210-014 if the property owner provides written consent to allow the wall repair or reconstruction by no later than May 1, 2026; if the property owner of APN 161-09-210-014 does not consent to the wall repair or reconstruction by May 1, 2026, the applicant is not required to make any repairs or reconstruct the existing wall;
- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire protection

may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0187- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

34. WC-25-400072 (DR-19-0659)-VEGAS WP WEST, LLC:

WAIVER OF CONDITIONS of a design review for alcohol service area and consumption limited to area shown on plans in conjunction with an existing recreational facility (waterpark) on 17.15 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located south of Maule Avenue and west of Fort Apache Road within Spring Valley. JJ/rp/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Clark County Water Reclamation District (CCWRD)

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

JENNIFER AMMERMAN

Next item is Item 34.

- Item 34, WC-25-400072 for (DR-19-0659). Waiver of conditions of a design review for alcohol service area and consumption limited to area shown on plans in conjunction with an existing recreational facility (waterpark) on 17.15 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located south of Mall Avenue and west of Fort Apache Road within Spring Valley.

TICK SEGERBLOM

Good morning.

MELISSA EURE

Good morning, Chairman, Commissioners. Melissa Eure, 1055 Whitney Ranch Drive, Suite 210. Here on behalf of the applicant. So, as staff has mentioned, this is a waiver of conditions. I think everyone's pretty familiar with the Cowabunga Canyon Water Park that was previously Wet 'n Wild off of South Fort Apache. So back in 2015, while it was still Wet 'n Wild, they did come through with a special use permit when alcohol uses was regulated under, partially by Title 30, as well as the business license code for beer and wine service. That was approved and roughly at the end of 2015, early 2016, they then came back and asked for expanded service through the park. So initially they were limited to just this kind of beer garden area and when they came back in they asked to be allowed to have the service through the group areas and the cabana areas that are shown here. That didn't actually occur, so they had to come back through again in 2019 and again requested this expanded service.

It was approved each time. Since then, the park obviously was rebranded, brought under new ownership for the Cowabunga parks and they have had to go back through the business license process for a new liquor license. Title 30, at the beginning of 2024 when it was revised, no longer regulates the alcohol uses. It now lives solely in Title 8, which is the business license code, which governs a lot of the operations of how this works. And they would still fall under that, but we believe that by allowing this waiver of conditions to be removed, it'll allow service throughout the park. This provides for a better family experience when they're at the park. Parents can stay with their children as they're waiting to go on rides, walk with them through the park.

Previously they would've had to be in these areas, and it would have to have been served to them and children in the parks under 16 must stay with a parent. So, it does provide some, makes it a little easier for children to be around, parents to supervise them rather than potentially, "Hey, we know what the park rule is, but the water slide is right over there. Go ahead. We'll keep an eye on you for the distance." So, we believe this also increases the safety.

They're currently using the same operation at the Cowabunga Bay Water Park that they have. That just happens to be in the City of Henderson's jurisdiction. We do have a letter that was submitted from Henderson Police Department stating that they've had no additional incidents due to the way that they operate this. So, we're just asking that this condition be removed, that these regulations live in Title 8 as they currently do for anyone new coming through and again, to help provide this better experience. And with that, happy to answer any questions.

TICK SEGERBLOM

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

MOTION

JUSTIN JONES

Thank you, Mr. Chair. I'll go ahead and move approval of agenda Item 34.

TICK SEGERBLOM

There's a motion to approve and what could possibly go wrong with alcohol and water slides?

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.

MELISSA EURE

Thank you.

35. WS-25-0477-ROSHI 27, LLC & LEXILAND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements on 15.75 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/sd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include additional right-of-way for the required radius of the cul-de-sac;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

JENNIFER AMMERMAN

Next item is Item 35.

- Item 35, WS-25-0477. Waivers of development standards for the following: one, eliminate the drainage study and two waive full off-site improvements on 15.75 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise.

TICK SEGERBLOM

Good morning.

BOB GRONAUER

Good morning, Mr. Chairman, Commissioners. Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing KB Home on this matter, Item 35. As you can see in your backup, this is a request to waive some off-site improvements in a drainage study as we go through the parcel map process. The property is located just on the northwest corner, up here on Cactus and Valley View. This is approximately 15 acres. Although we're asking for the waiver of this request right now as we go through the parcel map, what we're actually going to do is, what we're asking for is to delay it because we are coming in with the top portion right now with KB Home for a single-family residential development on about 7 acres of property. The remaining ±8 acres down here to the south is going to remain commercial.

So, we are working closely with the property owner. Property owner is selling us the property here. And as we come through in the next several weeks with our entitlements, we will accept those conditions for off-site improvements and the conditions for drainage study approval or drainage study conditions when we come through in the next several weeks. So that being said, I'd ask you to approve the application for the waivers that we're asking for and I'm here to answer any questions that you might have.

TICK SEGERBLOM

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

JUSTIN JONES

Thank you, Mr. Chair. And just to be clear, you're only seeking a waiver because in essence the parcel is being subdivided and part of it being developed currently and then the rest of it will have to go through the same process?

BOB GRONAUER

Correct. That's correct.

JUSTIN JONES

Okay. Antonio?

ANTONIO PAPAZIAN

Thank you, Commissioner, I do have to add a condition. We have an insufficient cul-de-sac to the west side of this property, so I'd just like to add a condition to make sure we have the minimum required by fire. And it's right-of-way dedication to include additional right of way for the required radius of the cul-de-sac.

BOB GRONAUER

Okay.

JUSTIN JONES

You understand the condition, Mr. Gronauer?

BOB GRONAUER

Yep. I understand it, I see it. It's acceptable.

MOTION

JUSTIN JONES

All right, with that I'll go ahead and move for approval of agenda Item 35 with the additional conditions stated by Mr. Papazian.

TICK SEGERBLOM

There's the motion, cast your vote.

VOTE

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

TICK SEGERBLOM

That motion passes.

BOB GRONAUER

Thank you.

36. **WS-25-0478-TFC MOUNTAINS EDGE, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce drive-thru separation; and 2) modify buffering and screening.

DESIGN REVIEW for a commercial development on 3.88 acres in a CG (Commercial General) Zone. Generally located south of Mountains Edge Parkway and west of Rainbow Boulevard within Enterprise. JJ/rg/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

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

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 #0016- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

JENNIFER AMMERMAN

Next item is Item 36.

- Item 36, WS-25-0478. Waivers of development standards for the following; one reduce drive-thru separation; and two, modify buffering and screening. Design review for commercial development on 3.88 acres in a CG (Commercial General) Zone. Generally located south of Mountains Edge Parkway and west of Rainbow Boulevard within Enterprise.

TICK SEGERBLOM

Good morning.

LIZ OLSON

Good morning. Liz Olson, 1980 Festival Plaza Drive, here on behalf of the applicant. This site is located right on the corner of Mountains Edge Parkway and Rainbow. You saw this back in April where we came in with this site plan here, which was approved for a daycare on the south and a gas station on the north. The applicant today is asking to amend the site plan a bit. So, the daycare would remain the same here. The gas station would be removed entirely and we're requesting to add a drive-thru and a retail here. As well as another drive-thru and some retail on the west side of the property. Removing the gas station of course is a lot less intense and will also provide a lot more services to the neighbors. We do have two waivers. I'd like to withdraw waiver number 2. We can provide the required landscaping along the south and the west. That was missed at the last round, so adding it here, but we will meet that condition or waiver, excuse me.

Our second waiver is we are requesting our drive-thru queueing to be set back 159 feet from the western property line where the residential is where 200 feet is required. So, there is an existing 8-foot wall along the western property line and we are providing the required 15 feet of landscaping. The speaker boxes for the drive-thru are actually farther than 200 feet away from the residential up along Rainbow here. The majority of our drive-thrus are actually blocked by this proposed retail building. But the other two that are not, have significant landscaping here and here to provide some buffering to those neighbors. These speaker boxes will also automatically reduce in sound at nighttime to help with some nighttime noise as well. So, with that I'm happy to answer any questions and appreciate the time this morning.

TICK SEGERBLOM

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

MOTION

JUSTIN JONES

I'll go ahead and move approval, agenda Item 36 with the withdrawal of waiver number 2. I think for the Clerk's Office it still shows it's on [Item] 35 though.

TICK SEGERBLOM

That motion's approved.

JUSTIN JONES

Hold up.

DEPUTY CLERK

Sorry.

JUSTIN JONES

You need to change it to [Item] 36. Yeah. [Item] 35 was unanimous.

DEPUTY CLERK

I'm sorry for the delay. I'm clearing that out, and I apologize. There is—okay, one second. And Item 36 is up. Sorry for that delay.

TICK SEGERBLOM

Cast your votes again.

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.

LIZ OLSON

Thank you.

(Companion Items 37, 38, 39, 40, and 41)

37. PA-25-700027-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS: PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 7.04 acres. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-8-20-25-10; COMPANION ITEMS 38, 39, 40, AND 41).

JENNIFER AMMERMAN

Next are Items 37 through 41 that can be heard together.

- Item 37, PA-25-700027. Plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 7.04 acres. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise.
- Item 38, ZC-25-0427. Zone changes for the following: one, reclassify 7.04 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and two,

remove the Neighborhood Protection (RNP) Overlay. Generally located south of Agate Avenue west of Pioneer Way within Enterprise.

- Item 39, VS-25-0428. Vacate and abandon easements of interest to Clark County located between Buffalo Drive and Pioneer Way, and Agate Avenue and Blue Diamond Road; and a portion of right-of-way being Agate Avenue between Buffalo Drive and Pioneer Way within Enterprise.
- Item 40, WS-25-0429. Waivers of development standards for the following: one, reduce rear setback; two, increase wall height; three, modify residential adjacency standards; four, reduce driveway separations; and five, reduce street intersection off-set. Design review for single-family detached residential development on 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise.
- Item 41, TM-25-500101. Tentative map consisting of 54 single-family residential lots and common lots on 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise.

TICK SEGERBLOM

Good morning.

BOB GRONAUER

Good morning, Mr. Chairman, Commissioners. Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing KB Home on these next several matters. As you can see on the overhead highlighted in yellow, this is the property that we are looking to entitle. This is just south of Agate, Buffalo's over here. Buffalo Drive on the west and Pioneer Way is adjacent to us here on the east of our property.

The property consists of about 7 acres of undeveloped property. As you can see in the area here, we have some multi-family that's already just to the south of us that exist. We have some RS3.3 in this area along with some RS3.3 in the general area here. We're asking for a plan amendment and a zone change. I'll hit on those two applications first. As you can see here, crosshatched in this area, again, this is the 7 acres. We're asking to change that from LN to a MN development, which would be consistent with the RS3.3 that we are going to be requesting.

We do have other RS3 projects that are also approved in the commercial and the LN. So, we feel that this type of request that's before you, because of the changes and precedent that's been set south of Agate, that this makes sense. Staff is recommending approval for the plan amendment and also for the zone change. When you get into the site plan that we have, that's before you here, our ingress and egress is out on Pioneer Way. We do have a waiver of separation of driveways located right here, which is negligible, and I believe staff is recommending approval for the separation in that area.

We do also have a waiver of development standard for these five lots that I'm showing you here. We have a reduced rear yard setback only on one of our big models. If we come in and build one of our big models, one of these five lots here, it would be a reduction to 13 feet where 15 [feet] is required. For the remaining of the five other products that we have, we would meet the setbacks and every other lot here that we have before you will meet the setbacks for the rear yard setbacks and actually be much larger than the 15 feet that we're proposing. But that is the reason why we're asking for the waiver of development standard for reduction in rear yard.

In designing the project, because we do have some RS20 across the street on the north side of Agate, what we wanted to make sure is that we don't have any ingress and egress going out onto Agate. And we have side loaded our homes, as you can see here in this area here adjacent to Agate. And we have 15 feet of landscaping along with the street that will be fully improved. That gives us a separation from the RS20

in this area. We did work with your Public Works and I want to thank your Public Works on one of the waiver of development standards for working with this, which is lot number 54.

This was a request to reduce the back of curb return. We've been working with Public Works and we've been able to adjust our lot line in this area, so we will be able to meet that request. We will actually be able to withdraw that request for the waiver of development standard in that area. So, what we would ask is that if we could remove Public Works condition last bullet point in the waiver of development standards where it says lot 54 to be allotted only a one car garage. I believe in working with Public Works by moving that line adjustment, that that is no longer a concern and we could remove that as one of the condition bullet points. That being said, we'd ask you to follow the Planning Commission's recommendations for approval and I can answer any other questions.

TICK SEGERBLOM

This is a public hearing, anyone wishing to speak? Seeing no one, we'll close the public hearing. Oh, can you come forward?

JANET COSTANZO

Thank you.

TICK SEGERBLOM

Go ahead and if you would grab the microphone. Tell us your name and spell your last name.

JANET COSTANZO

My name is Janet Costanzo and I'm a resident in the community right opposite of where this parcel is.

TICK SEGERBLOM

Can you spell your last name?

JANET COSTANZO

Costanzo is C-O-S-T-A-N-Z-O.

TICK SEGERBLOM

Great, thank you.

JANET COSTANZO

And I just had a question on what single-family is proposed for that, but what size dwellings are we looking at? Is that information available?

TICK SEGERBLOM

Commissioner Jones, can you answer that—

JUSTIN JONES

If you want, Mr. Gronauer will come back up and explain that after this.

JANET COSTANZO

Sure.

TICK SEGERBLOM

Thank you.

JUSTIN JONES

Did you want to close the public hearing?

TICK SEGERBLOM

Yep. Let's close the public hearing. Thank you.

JUSTIN JONES

All right, Mr. Gronauer, can you answer on the size of the homes?

BOB GRONAUER

The size of the homes will be roughly— hold on one second. You're going to go anywhere from 1,850 to 2,469 square feet for the homes in that area. Yep.

TICK SEGERBLOM

Is that okay? That answer your question?

JANET COSTANZO

Yeah.

JUSTIN JONES

Mr. Gronauer, just to clarify, you're withdrawing waiver number 5 on Item 40, is that correct? That's the back of curb radius.

BOB GRONAUER

I think it's Item 4. Reduce the separation radius of 15 feet, we're 20 [feet].

MOTION

JUSTIN JONES

Okay. All right. Okay. All right then with that I will go ahead and move for approval of agenda Items 37 through 41, with the withdrawal of waiver number 4 on agenda Item 40.

BOB GRONAUER

And I believe we got to remove the last bullet point under Public Works.

JUSTIN JONES

Yep. And the removal of last bullet point from Public Works.

TICK SEGERBLOM

All right. There's a motion, cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

BOB GRONAUER

Thank you.

38. ZC-25-0427-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS: ZONE CHANGES for the following: 1) reclassify 7.04 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise (description on file). JJ/gc (For possible action)

ACTION: APPROVED (COMPANION ITEMS 37, 39, 40, AND 41).

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 #0018- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

39. VS-25-0428-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS: VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Pioneer Way, and Agate Avenue and Blue Diamond Road; and a portion of right-of-way being Agate Avenue located between Buffalo Drive and Pioneer Way within Enterprise (description on file). JJ/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 37, 38, 40, AND 41).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Agate Avenue, 25 feet to the back of curb for Pioneer Way and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

40. WS-25-0429-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) increase wall height; 3) modify residential adjacency standards; 4) reduce driveway separation; and 5) reduce street intersection off-set.

DESIGN REVIEW for a single-family detached residential development on 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 37, 38, 39, AND 41).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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;
- Right-of-way dedication to include 25 feet to the back of curb for Agate Avenue, 25 feet to the back of curb for Pioneer Way and associated spandrel.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0018- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #4 WAS WITHDRAWN.

41. TM-25-500101-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS: TENTATIVE MAP consisting of 54 single-family residential lots and common lots on 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 37, 38, 39, AND 40).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Agate Avenue, 25 feet to the back of curb for Pioneer Way and associated spandrel;

Building Department – Addressing

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0018- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 42 and 43)

42. ZC-25-0486-CAPITCH LC:

ZONE CHANGE to reclassify 2.28 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located west of Sarah Shannon Drive and south of Diagonal Street within Bunkerville (description on file). MK/rk (For possible action)

ACTION: APPROVED (COMPANION ITEM 43).

CONDITIONS OF APPROVAL -

Clark County Water Reclamation District (CCWRD)

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

JENNIFER AMMERMAN

Next are Items 42 and 43.

- Item 42, ZC-25-0486. Zone change to reclassify 2.28 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located west of Sarah Shannon Drive and south of Diagonal Street within Bunkerville.
- Item 43, WS-25-0485. Waiver of development standards to eliminate drainage study and waive full off-site improvements on 2.28 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Sarah Shannon Drive and south of Diagonal Street within Bunkerville.

TICK SEGERBLOM

Good morning. Welcome, Bunkerville.

MARK TICHENOR

Thank you. Good morning. My name is Mark Tichenor and I live at 345 North Arrowhead in Mesquite, Nevada. The applicant, Capitch LLC is my single member LLC. I'm not a developer. I used that just to acquire the property and provide some protection until I was ready to build a principal residence there.

So, in 2018 roughly, there was a division that was approved of these four lots where off-site improvements were waived, a drainage study was done and then we, in 2023, acquired this lot here. Looking for the opportunity to divide this lot so that my son can build on the south half of that lot. And so, we're asking for, to continue the waiver of the off-site improvements and also a waiver of the drainage study. Nothing's been done to that property since that time. And with the grant of the zone change, there's enough net square footage for him to build there in that area that remains.

TICK SEGERBLOM

All right. This is a public hearing, anyone here wishing to speak? Seeing no one, we'll turn it over to Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK

Thank you, Mr. Chairman and thanks for driving. There's a lot going on in Bunkerville. Surprisingly, a lot of people are subdividing and doing things, so we don't mind the subdivision and we don't actually even mind the off-sites because there's nothing close for a long time. I've never in 10 years waived a drainage study because this truly all is old alfalfa fields and grazing and all of that. So, there is always going to be drainage issues and we just wouldn't want it to impact everybody else. But what I would tell you is although we're not waiving it, we do believe that you can use a lot of the information from 18, which will help you move forward. And no one ever likes when I tell them they can't waive the drainage study, but they love me when the floods happen, because their house is not flooded, so I promise there's good later to come with it. So, we would support the subdivision, we would support changing the zoning, we would support the off-sites, but we would not support waving the drainage study. But we'll help you use the old information to see what that looks like to change.

MARK TICHENOR

So possibly an update would be acceptable on that drainage study without doing the full—

MARILYN K. KIRKPATRICK

Yeah. And it's probably going to be the easiest way for you to do rather than starting from scratch. It's just that when you change it, it can impact other people, and we want to make sure that we create a good little area out there. We're a phone call away and we'll help you through the entire process. But I won't waive them, because I'm consistent. But we'll help you, otherwise. So, are you good with that? Because I'm ready to make a motion to approve, except for the waiver of the drainage study. Yes?

MARK TICHENOR

Okay.

MOTION

MARILYN K. KIRKPATRICK

Okay. So, Mr. Chairman, I make a motion to approve Items 42 and 43, the waiver for the off-sites, the zone change, and to deny the waiver for the drainage study.

TICK SEGERBLOM

All right. There's a motion, cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

43. WS-25-0485-CAPITCH, LC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements on 2.28 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Sarah Shannon Drive and south of Diagonal Street within Bunkerville. MK/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 42).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

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

WAIVER OF DEVELOPMENT STANDARDS #1 WAS DENIED.

(Companion Items 44, 45, 46, 47, and 48)

44. ZC-25-0487-PARADISE SPA OWNERS ASSN:

ZONE CHANGE to reclassify 28.08 acres from an RM18 (Residential Multi-Family 18) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise (description on file). MN/rk (For possible action)

ACTION: APPROVED (COMPANION ITEMS 45, 46, 47, AND 48).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0018- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

JENNIFER AMMERMAN

Next are Items 44 through 48 that can be heard together.

- Item 44, ZC-25-0487. Zone change to reclassify 28.08 acres from an RM18 (Residential Multi-Family 18) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise.
- Item 45, VS-25-0490. Vacate and abandon a portion of right-of-way being Las Vegas Boulevard South, located between Serene Avenue and Richmar Avenue; a portion of right-of-way being Serene Avenue located between Las Vegas Boulevard South and Haven Street; a portion of right-of-way being Haven Street located between Serene Avenue and Richmar Avenue; and a portion of right-of-way being Richmar Avenue located between Las Vegas Boulevard South and Haven Street within Enterprise.
- Item 46, WS-25-0488. Waivers of development standards for the following: one, reduced driveway width; two, eliminate curb return separation; three, reduce call box throat depth; four, allow non-standard improvements in the right-of-way; and five, reduced street width in conjunction with a proposed single-family residential development on 28.08 acres and an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise.
- Item 47, PUD-25-0489. Planned unit development for a 275 lot single-family attached and detached single-family [residential] development with modified development standards on 28.08 acres in a RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise.
- Item 48, TM-25-500121. Tentative map consisting of 275 single-family lots and common lots on 28.08 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise.

TICK SEGERBLOM

Good morning.

BOB GRONAUER

Good morning Mr. Chairman, Commissioners, Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing Taylor Morrison Homes on the next several applications that are before you. This piece of property is something that you may know of which is known as Paradise Spa. Paradise Spa has a long history here with Clark County in Las Vegas. It was built in and around 1966. It was once a very vibrant community, unfortunately it is not as vibrant today as it was back in 1966. The property consists of about 28 acres, property that we're here today with. And matter of fact, we're here as this is going through a court process for a partition. And so, Taylor Morrison is the—excuse me, I'm going to call the bidder, the

winning bidder right now as they're going through the process, and we're looking to close on this property somewhere in the next week or two for development.

So, this has been a long process, there's been a lot of developers looking to develop this property in variety of different types of uses. And I think for Commissioner Naft, he's seen many people come in with many different plans over the last year or so, and I think today is the final conclusion as we go across the finish line to hopefully resolve all the issues we've been dealing with on this property.

So, on the overhead here just to the west of us here is Las Vegas Boulevard. We have Serene just to the north of us, Richmar is down here to the south, and Haven is located over here to the east. As I mentioned, this is 28 acres. We're coming in with the zone change for RS2, we're doing a Planned Unit Development (PUD) for this piece of property, which is this is, as you know this is in an urban here in Las Vegas Boulevard, coming in with a PUD makes sense for this property.

We're coming in with four different product lines. We have a triplex development that we're coming in with that's approximately 78 triplex homes, we're coming in with single-family detached homes. So, as you can see by the different colors on the map here on the site plan, we have four different products. We're providing and dispersing open space throughout the site. I do want to take one note, there's been a lot of constraints with this property and trying to develop this and get this to where it is today. I want to thank your Public Works, Antonio and JaWaan and Sarah, working with us. We've had numerous meetings to get this where this is as far as making sure we knew where the right-of-ways were to be reduced and dealing with throat depths and dealing with back of curb returns and so on. So, I'm happy to stand up here today and say thank you to your staff because we put in a lot of hours to get to where we are today for this final product.

That being said, I just really want to focus on one of the waiver of development standards that we have, and that's the back of curb return. We have worked with Public Works on this issue where I believe the waiver of development standard, which is item number 2, that we would only need two lots that we've worked with Public Works on, is which is lot number 30 and lot 164 as I'm showing you here on the site plan. Those are the only two properties now out of all the numerous of properties that we were asking for, for the back of curb return.

Based on that, by making those revisions, working with your staff, we would like to remove bullet point number 5 in the Public Work section on the waiver of development standards. So, I believe if we remove that, that would also address the overall issue on the back of curb return. The vacations that we're asking for are for some right-of-way, some government patent easements, and to allow for detached sidewalks. The tentative map is for 280, excuse me, 275 units, attached and detached homes. And we would ask you to approve this project so we can move forward with the courts and close on the property here in the next couple of weeks. Thank you.

TICK SEGERBLOM

This is a public hearing. Anyone wishing to speak? Please come forward.

RANDOLPH FRIE

I have this on screen.

TICK SEGERBLOM

Do you want them to be able to see your phone?

RANDOLPH FRIE

The film, but I might not need—oh. Might not need the film right now at this point in the game.

TICK SEGERBLOM

All right. Please state your name and spell your last name.

RANDOLPH FRIE

My name?

TICK SEGERBLOM

Yes.

RANDOLPH FRIE

Randolph Frie, F-R-I-E, like a french fry, Unit 131 at Paradise Spa, homeowner. As I prepare to move, a lot going on of course, my plate's pretty full. But this goes back to May 9, 10, 11 and 12, when somebody made a decision to get an early start and tear down the buildings. Well, it's been my experience from some we tore down in the past, that you evacuate the asbestos first, and then you tear down the building. Well, they got in a big hurry here just a couple of weeks away from getting out, but yet on those four days, the wind direction and the speed of the wind, was coming across that site, and I feel a resultant phlegm from that weekend forward that I had been saving some in putting in the refrigerator and dating my phlegm samples, fun, but just in case it would become apparent that there is a problem.

I just want to prepare and stating that I do feel a resultant stiffness of breath, maybe not as much oxygen getting in, but getting better since that weekend. It was coming at me all weekend, the wind direction of the Saturday morning I got up and I went to open my gate, and there's something against it. I pushed it open, it's one of those tarps that was covering the debris that they had loaded in the dumpsters. The building was all the way knocked down by Friday night. Friday morning I got film that, just a by-the-by thing out of my patio, looking at the crunch crunch. You know? Something to take a picture of, "Here we go." Well, it's come in handy at this point, because I didn't think anything about it. But I just say I have been affected. Hopefully it goes away, my cilia are doing the best they can, but is this stuff like a roach, if you get one, there's a hundred more in there? I don't know. I am going to find out over the next 10, 15 years, I'm sure. I just want to state my fact. Is that a—

TICK SEGERBLOM

That's okay, keep going.

RANDOLPH FRIE

Oh, thank you. That this has happened. I don't know who gave the orders to tear them down. They could have waited a couple more months. What was the rush? And the effects I feel, and my bedroom window was perpendicular to the direction of the wind across. And those tarps, there was two more in my rose bushes, by my patio wall. I dragged them back to the job site and stuffed them under the dumpster so they wouldn't come back. But when Monday morning came around at 8 a.m., there was a county vehicle out there. I wasn't thinking anything. I'm still not feeling any effects at this point, but I saw the county vehicle, and they shut them down Monday, due to wind.

And so, I'm glad about that because that would've been even more. This method that they have of not getting rid of the asbestos, it's foreign to me. I'm a union glazier 2001, we've done remodels on Harrah's, older buildings, and you can't even get off on the floor until they have it evacuated asbestos, let alone be crushing things down right there by you. I just wanted to make a statement to represent myself in case in the future things go awry. And that's all I want to say.

TICK SEGERBLOM

All right, thank you so much. This is Commissioner Naft's issue, and you can reach out to him, and you can also reach out to the law firm, because there may be some legal issues here.

RANDOLPH FRIE

With my plate so full, getting ready to move, and loading up stuff, but is there a place to register the complaint—

MICHAEL NAFT

Just to avoid the back and forth, I'll address some of this.

RANDOLPH FRIE

Would you please.

TICK SEGERBLOM

All right. Yeah, if you would, and just have a seat and we'll deal with it.

RANDOLPH FRIE

Danke schön. Thank you very much.

TICK SEGERBLOM

All right. Anyone else wishing to speak? Seeing no one, we'll close the public hearing and turn over to Commissioner Naft.

RANDOLPH FRIE

Yes, sir.

MICHAEL NAFT

Thank you, Chairman. Mr. Frie and I have had the opportunity to speak. I'm glad that he was able to put those comments on the record. Mr. Frie, there is a record of your comments today that could be provided to you by the Clerk's Office, so that you have them. And I will address that. The demolition of the eight buildings were absolutely done within the right of the ownership and at my encouragement. We've had life safety issues over there that impact those buildings, but also you and your neighbors, and that was my being anxious to get moving on it, because we just have had our 9-1-1 services on that site, as you know, routinely, and we just couldn't take that risk any longer. So, they worked with the Clark County Building Department and with our Department of Environment and Sustainability to get those demolitions done to the letter of our code.

As it relates to what is before us today, Mr. Gronauer, you very appropriately captured some of the history on this site. This is a site with a lot of history, but unfortunately as you said, it has come with some struggle the last many numbers of years. And I'm really glad that we are at this point that we have in Taylor Morrison, a developer that is going to bring back much of what that area should be. And I know that the vast majority of the neighbors in the area are excited to see that. So, I thank your client for their investment in Clark County. I would just like to ask Mr. Papazian if you can confirm, I think Mr. Gronauer has stated everything correctly related to bullet number 5 on Item 46, and the lots 30 and 164.

ANTONIO PAPAIZIAN

Thank you, Commissioner. That is correct. I would also like to delete because it is a duplicate condition on Item 48 and also condition number 4.

MOTION

MICHAEL NAFT

Okay, so with those reflected changes, bullet 5 on Item 46, and was it 4 on 48? Bullet 4 on Item 48, I'll move for the approval of Item 44, 45, 46, 47, and 48.

TICK SEGERBLOM

There's a motion to approve. Cast your vote. And is this the end of the Paradise Spa? Provide a saga. Commissioner Gibson and I remember this when it was a hot spot.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

BOB GRONAUER

Thank you and have a good day. Take care.

45. VS-25-0490-PARADISE SPA OWNERS ASSN:

VACATE AND ABANDON a portion of right-of-way being Las Vegas Boulevard South located between Serene Avenue and Richmar Avenue; a portion of right-of-way being Serene Avenue located between Las Vegas Boulevard South and Haven Street; a portion of right-of-way being Haven Street located between Serene Avenue and Richmar Avenue; and a portion of right-of-way being Richmar Avenue located between Las Vegas Boulevard South and Haven Street within Enterprise (description on file). MN/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 44, 46, 47, AND 48).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

- Right-of-way dedication for Las Vegas Boulevard South per RS-25-500044.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised CCWRD has existing or proposed assets within the area proposed to be vacated per VS-25-0490; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; this vacation response is contingent upon the petitioner contacting CCWRD and making suitable arrangement, at Petitioner's expense, for such easement or relocations as required to protect CCWRD facilities and property rights within the area to be vacated; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

46. WS-25-0488-PARADISE SPA OWNERS ASSN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway width; 2) eliminate curb return separation; 3) reduce call box throat depth; 4) allow non-standard improvements in the right-of-way; and 5) reduce street width in conjunction with a proposed single-family residential development on 28.08 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 44, 45, 47, AND 48).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Right-of-way dedication for Las Vegas Boulevard South per RS-25-500044.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0018- 2026

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

47. PUD-25-0489-PARADISE SPA OWNERS ASSN:

PLANNED UNIT DEVELOPMENT for a 275 lot single-family attached and detached residential development with modified development standards on 28.08 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 44, 45, 46, AND 48).

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication for Las Vegas Boulevard South per RS-25-500044.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0018- 2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

48. TM-25-500121-PARADISE SPA OWNERS ASSN:

TENTATIVE MAP consisting of 275 single-family lots and common lots on 28.08 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 44, 45, 46, AND 47).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication for Las Vegas Boulevard South per RS-25-500044.

Building Department – Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes;
- Street names that may be offensive shall not be used.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0204- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SEC. 6. INTRODUCTION OF ORDINANCES

49. ORD-25-900399: Introduce an ordinance to consider adoption of a Development Agreement with Millrose Properties Nevada, LLC for a single-family residential development on 12.80 acres, generally located north of Pebble Road and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, SEPTEMBER 3, 2025, AT 9 A.M. (BILL 8-20-25-1).

JENNIFER AMMERMAN

Items 49 through 51 are ordinances for introduction and staff recommends we set the public hearing for September 3, 2025.

- Item 49, ORD-25-900399. Introduce an ordinance to consider adoption of a Development Agreement with Millrose Properties Nevada, LLC for a single-family residential development on 12.80 acres, generally located north of Pebble Road and west of Rainbow Boulevard within Enterprise.

- Item 50, ORD-25-900476. Introduce an ordinance to consider adoption of Development Agreement with Richmond American Homes of Nevada Inc. for a single-family residential development of 9.13 acres, generally located west of Valley View Boulevard and south of Serene Avenue within Enterprise.
- Item 51, ORD-25-900561. Introduce an ordinance to amend the official zoning map, reclassifying certain properties as approved by the Board of County Commissioners on June 4, 2025.

And staff recommends setting the public hearing for September 3, 2025.

TICK SEGERBLOM

All right, I'll introduce the ordinances and set the public hearing for September 3 at— Is there a time or (inaudible).

JENNIFER AMMERMAN

9 a.m.

TICK SEGERBLOM

Oh, 9 a.m., okay.

50. ORD-25-900476: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada Inc. for a single-family residential development on 9.13 acres, generally located west of Valley View Boulevard and south of Serene Avenue within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, SEPTEMBER 3, 2025, AT 9 A.M. (BILL 8-20-25-2).

51. ORD-25-900561: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on June 4, 2025. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, SEPTEMBER 3, 2025, AT 9 A.M. (BILL 8-20-25-3).

PUBLIC COMMENTS

JENNIFER AMMERMAN

And the next item is your second time for public comment.

TICK SEGERBLOM

All right, this is the second period for public comment. Anyone wishing to speak? Looks like we have a comment.

MIKE KOZAR

Good morning, Commissioners. My name is Mike Kozar, 12070 White Hill Street in Southern Highlands. My age, you would think that I wouldn't be surprised what putting deep pockets, special interests, and politicians together could come up with a plan, but I'm about ready to provide one to you here. And that is private sewer systems in HOAs (Homeowners Association). If I can quote a very smart man, "Who would ever think something would go wrong with that?" In 2010, the Clark County itself recognized that

this was a mistake and prohibited new private sewers. But the legacy systems remain, leaving homeowners to shoulder the risk while still paying full freight for service. There is no benefit and no justification for homeowners to operate sewer utilities. In my community, Clark County Water [Reclamation] District (CCWRD) originally was prepared to accept the conveyance of our sewer system over to them.

I personally worked over six years trying to make that conveyance happen. That included getting super majority votes through the courts, getting the CCWRD to agree to all the inspections required, and as you might imagine, getting past the apathy of homeowners to do what was in their best interest, and that's simply turn a private sewer over to the community. Okay? Once that was accomplished, CCWRD under new leadership changed directions. They took only the portion that carried HOA waste from other systems to their systems. Whole neighborhoods are now aging private lines. This is consistency shift risk onto HOA boards that lack the expertise to run them. I raise this with SWAC (Sewage and Wastewater Advisory Committee), which then is intended to advise you as I understand their task, they won't even put it on their agenda. Apparently advising you to shift to finish the job is asking a bit too much of them.

Residents are told conveyance is only possible if systems are restored to as new. For my 20-year-old line no inspection record is possible, and importantly, to my knowledge, this reconvention appears nowhere in written policy. It is an unwritten practice that blocks homeowners from conveying this forward.

The Hendersons' experience with recent private water collapses shows the same pattern. Family stuck until the public steps in. AB10 which was passed this last session was not the solution, it was just a patch. So, I'm asking this district, this Commission, if it would direct staff to do an inventory, place this on the agenda for homeowners to speak to, and then create a consistent plan so these things can be conveyed over. I'm going to close by saying this is just not my community, it's about Clark County fixing mistakes it made back in 2010. Homeowners gain no benefit, only risk. I recognize this was not your problem on your watch, but fixing it now is. Thank you very much for your time.

TICK SEGERBLOM

Thank you. Anyone else wishing to speak? Seeing no one, we'll close the second period of public comment and adjourn the meeting or end the meeting.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 10:33 a.m., the meeting was adjourned.

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

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

[ONLINE MEETING LINK](#)

APPROVED: /s/ Tick Segerblom
TICK SEGERBLOM, CHAIR

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