



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, December 17, 2025:

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

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

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

Commissioners Present:

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

Absent:

None

Also Present:

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

SEC. 2. PUBLIC FORUM

1. Public Comment

TICK SEGERBLOM

Good morning, this is the Wednesday, December 17, meeting of the Clark County Commission Zoning meeting. Turn it over to Director Real.

SAMI REAL

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

TICK SEGERBLOM

This is the first period for public comment. Anyone wishing to speak on any item on the agenda can come forward now. Seeing no one, we'll close the public hearing and turn it over to Commissioner Real. Oh, I'm sorry, Director Real. And ma'am, just for your information, if it's an item on the agenda, you can speak at that time or you can speak now.

MISTY BAUER

I'll wait and speak —

TICK SEGERBLOM

Okay. Yeah, that's usually better. I'm sorry, what item are you?

MISTY BAUER

Umm [item] 8?

TICK SEGERBLOM

Are those being pulled off?

SAMI REAL

Yeah, we were going to pull those off of routine. You have handouts in front of you —

TICK SEGERBLOM

Okay. Yeah, please. It should just be a second. All right. Now Director Real.

SEC. 3. AGENDA

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

ACTION: APPROVED.

SAMI REAL

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

Hold to the January 21, 2026, Zoning meeting:

- Item 36, ZC-25-0771
- Item 37, WS-25-0772
- Item 38, ZC-25-0776
- Item 39, UC-25-0777

Hold to the February 18, 2026, Zoning meeting:

- Item 22, ZC-25-0715
- Item 23, VS-25-0717
- Item 24, UC-25-0716

The above public hearing items are going to be open as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 22, 23, 24, and 36 through 39, the agenda stands ready for your approval.

TICK SEGERBLOM

I think we may have a comment.

JENNIFER LAZOVICH

Good morning, Jennifer Lazovich, 1980 Festival Plaza Drive. We would like to hold Items 13, 14, 15, and 16 to the January 7 hearing.

TICK SEGERBLOM

Is that okay?

SAMI REAL

That's fine with me, if it's okay with you?

TICK SEGERBLOM

Okay. It is done. Thank you.

MOTION

WILLIAM MCCURDY II

All right. With the recommended changes read into the record, I move approval of the agenda.

TICK SEGERBLOM

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

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

3. **Approval of minutes. (For possible action)**

ACTION: APPROVED.

SAMI REAL

The third item on the agenda is the approval of the minutes. The minutes of the November 19, 2025, Zoning meeting are ready for your approval.

MOTION

WILLIAM MCCURDY II

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, Justin Jones,
Marilyn K. Kirkpatrick, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 30

ACTION: APPROVED.

SAMI REAL

Next are the routine action items, which consist of Items 4 through 30, except items previously deleted and Items 7, 8, 9, and 25, which will be pulled and heard separately. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, staff has the following requests:

- Item 16, TM-25-500140. Add Public Works conditions: no street lights on Viking Road; and applicant to install pull box and conduit along Viking Road.
- Item 17, PA-25-700042. Delete the only Public Works condition.
- Item 20, DR-25-0691. Add Comprehensive Planning condition: Detached sidewalk and landscaping along Blue Diamond Road per revised plans on file dated December 25, 2025. And add a Public Works condition: applicant to coordinate with NDOT (Nevada Department of Transportation) and Clark County Public Works for off-site improvements along Blue Diamond Road.
- Item 21, TM-25-500169. Add a Public Works condition: applicant to coordinate with NDOT and Clark County Public Works for off-site improvements along Blue Diamond Road.

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 the routine action items.

TICK SEGERBLOM

There's a motion, cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

4. ET-25-400116 (WS-23-0593)-MIRAGE PROPCO, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway throat depth.
DEVIATION for existing sidewalk and landscaping.

DESIGN REVIEW for an update to a previously approved resort hotel (Hard Rock Hotel Casino) with all associated and accessory uses, structures, and incidental buildings and structures on 69.88 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and south of Spring Mountain Road within Paradise. TS/rp/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until March 22, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines; 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.

Public Works - Development Review

- Compliance with previous conditions.

5. ET-25-400117 (UC-21-0184)-MARIANO MARILOU LIVING TRUST & MARIANO MARILOU TRS:

USE PERMIT SECOND EXTENSION OF TIME for a place of worship on 0.80 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Spencer Street and north of Robindale Road within Paradise. MN/md/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until October 4, 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.

Southern Nevada Health District (SNHD) – Engineering

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

6. ET-25-400118 (WS-23-0544)-MARIANO MARILOU LIVING TRUST & MARIANO MARILOU TRS: WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) eliminate trash enclosure setbacks; 2) screening mechanical equipment; 3) eliminate street landscaping; 4) eliminate parking lot landscaping; 5) eliminate landscaping adjacent to a less intensive use (single-family residences); 6) reduce drive aisle width; and 7) allow modified driveway design standards. DESIGN REVIEW for a place of worship on 0.8 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Spencer Street and north of Robindale Road within Paradise. MN/al/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until October 4, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines; 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.

Public Works - Development Review

- Compliance with previous conditions.

Southern Nevada Health District (SNHD) - Engineering

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

(Companion Items 7, 8, and 9)

7. VS-25-0749-WINDMILL CIMMARRON, LLC: VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment), and Cimarron Road and Gagnier Boulevard within Enterprise (description on file). JJ/tpd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 8 AND 9).

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 45 feet to the back of curb for Windmill Lane, 35 feet to the back of curb for Cimarron Road and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

SAMI REAL

Next are companion Items 7 through 9.

- Item 7, VS-25-0749. Vacate and abandon easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment), and Cimarron Road and Gagnier Boulevard within Enterprise.
- Item 8, UC-25-0748. Use permit for a mini-warehouse. Waivers of development standards for the following: reduce buffering and screening; reduce parking; modify residential adjacency standards; and alternative driveway geometrics. Design review for a proposed commercial complex on 5.0 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise.
- Item 9, TM-25-500182. Tentative map consisting of 1 commercial lot on 5.0 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise.

TICK SEGERBLOM

Good morning.

STAN WASSERKRUG

Commissioners, I'm Stan Wasserkrug, the developer of the project, and this is my architect, Sergio, to answer any technical questions. I'm the one that just talks a lot. So, in any case, we are here to answer any questions that you might have on the project. We concur with all of staff's recommendations, which essentially was approval. But I know there's someone from the neighborhood here which we can listen to her questions, answer anything that you might need, partial property.

TICK SEGERBLOM

All right. That completes your presentation. We'll turn it over. It's a public hearing, so ma'am, if you want to come forward and let us know what you think.

MISTY BAUER

Good morning, Commissioners. My name is Misty Bauer. I live at 8211 Rainy Mountain Court, 89113, directly across from this proposed mini-warehouse development. I'm here representing the names on all these petitions against the waivers. They want reduce buffering, reduce parking, modify residential adjacency, alternative driveway geometrics, and waivers of standards for parking.

The mini-warehouses, they're going to be two of them, 36 foot tall, 68,100 square foot and the other one 57,000 square foot. It'll be directly in front of the RNP (Neighborhood Protection) preservation neighborhood Summerlin Highlands, as well as in the heart of the R2 residential communities. If waivers are granted, there'll be no transition between the RNP and the warehouses. This is a commercial encroachment. The developer only wants an 8-foot buffer and less trees. There should be a logical progression, not a decrease in the buffering and screening. RNP standards are put in place to manage noise and visual impact. What is being presented does not meet these standards. The RNP will have a 36-foot tall, two tall buildings with only an 8-foot wall as a separation. Other developers, Richmond America [American Homes], Lennar, and Toll [Brothers], Storybrook [Homes], honored the buffering in their communities adjacent to this development.

What is proposed is not honoring the RNP. The parking waiver is also an issue. They want to decrease it from 145 to 94. Where are the employees as well as the large trucks for loading and unloading supposed to park? The EV (Electric Vehicle) spaces will also occupy space from the proposed, thereby decreasing the parking spaces along with EV charging that will draw Uber and Grubhub and others. EV vehicles will utilize the spaces for longer durations as well as bringing more traffic to the community. I didn't see any loading and unloading zones that were mentioned in reference to the tavern and the two QSRs (Quick-Service Restaurants). Pending what type of QSRs will be needed for two 2,500 square foot businesses.

Signage has not been mentioned. Low signage and low lighting would be conducive. This development will have a negative impact, increase traffic along Cimarron [Road] and Windmill [Lane], which are a two-lane road. This may also impact emergency vehicle response times with increased density. Moving trucks, U-Hauls, delivery trucks, boats, trailers, and RVs [Recreational Vehicle] entering and exiting could be a hazard, especially with the decreased approach waiver and proximity to the park. The project along with the two Lennar projects will have an effect and increase the density all on this two-lane road. All of this will affect and change the dynamics of our bedroom community. Plans for Cimarron to continue to — Thank your time.

TICK SEGERBLOM

Thank you so much.

MISTY BAUER

I didn't read fast enough.

TICK SEGERBLOM

Yeah. Did you have a petition or anything with signatures you wanted to put on the record?

MISTY BAUER

Yes, I do. I included it in the back of yours. I have the originals if you need the originals —

TICK SEGERBLOM

No, that's good. Thank you. All right. Anyone else wishing to speak on this item? Seeing no one, we'll close the public hearing and turn it over to Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. I appreciate the neighbor. I had a chance to meet with her on Monday and the very thoughtful consideration here. I do think there's been some misperceptions of what the waiver requests were. And also, just so that you're aware, ma'am, the parcel to the west of that was an airport parcel and it was subject to the auction from, I don't know, Sami, do you recall if it was last meeting, two meetings ago? Recently, subject to the auction, and that'll be coming in for residential development, higher than

what it is currently. So, Sami, do you want to just clarify? Or Mr. Wasserkrug, if you want to clarify where the requested change in buffering is and that it's not along where the RNP is? You need to identify yourself, sir.

SERGIO COMPARAN

My name is Sergio Comparan with SCA Design.

TICK SEGERBLOM

Can you hold the personal microphone? Is there a microphone on the desk there? Yeah, use that please.

SERGIO COMPARAN

Sorry. My name is Sergio Comparan with SCA Design. And the buffer request is occurring along the west side of the property, where it's undeveloped residential.

JUSTIN JONES

Very good. So, there's no request for a reduction in the buffering along the residential on the south side, along the RNP?

SERGIO COMPARAN

Correct. We meet the requirements there.

JUSTIN JONES

Okay. With regards to parking, Ms. Real, can you just comment on the request for a reduction in parking, whether it's appropriate?

SAMI REAL

So, the reduction in parking, when we did the rewrite for Title 30, we included a much higher parking requirement for mini-warehouse facilities. And we've seen a lot of waivers since and some justification as to why the new parking ratio is or may not be appropriate. So, we've been directed to reduce that and we're working on that right now. So, I think that's the bulk of the reduction in parking, is related to the mini-warehouse.

JUSTIN JONES

Understood. And then, so even though there might not be as many parking stalls. Speaking from experience, I know this has been raised by many in these prior mini-warehouses, that there will be at least temporary spaces in front of the buildings for people to park. While they're offloading their stuff and loading into warehouses. Is that accurate?

SERGIO COMPARAN

That's correct.

JUSTIN JONES

Okay. So, even though that's not reflected in the parking count, that is additional space where they can park?

SERGIO COMPARAN

Correct.

MOTION

JUSTIN JONES

Okay. All right. With that, I certainly understand your concerns. I think that the reason that staff had recommended approval is because it is consistent with the area there, and with the higher density residential that's going to be coming in just to the west of that. And so, with that I'll go ahead and move for approval of agenda Items 7, 8, and 9.

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.

SERGIO COMPARAN

Thank you.

8. UC-25-0748-WINDMILL CIMMARRON, LLC:

USE PERMIT for a mini-warehouse.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) reduce parking; 3) modify residential adjacency standards; and 4) alternative driveway geometrics.

DESIGN REVIEW for a proposed commercial complex on 5.0 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 7 AND 9).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane, 35 feet to the back of curb for Cimarron Road and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0074-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

9. TM-25-500182-WINDMILL CIMMARRON, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 5.0 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 7 AND 8).

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 45 feet to the back of curb for Windmill Lane, 35 feet to the back of curb for Cimarron Road and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- The street suffixes shall be spelt out.

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 #0074-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

10. WS-25-0752-COUNTY OF CLARK (AVIATION) & BLUE DIAMOND CROSSING II, LLC LEASE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; and 2) driveway geometrics.

DESIGN REVIEW for a proposed retail building in conjunction with an existing shopping center on 63.19 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Valley View Boulevard and north of Blue Diamond Road within Enterprise. JJ/sd/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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration

dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0252-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

11. WS-25-0754-UNCOMMONS LIVING BLDG 1, LLC:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) to increase sign height; and 2) to increase sign area (previously not notified).

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

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

12. WS-25-0760-LAS VEGAS WIGWAM GILES, LLC:

WAIVER OF DEVELOPMENT STANDARDS for reduced departure distance.

DESIGN REVIEW for modifications to a previously approved hotel on 4.72 acres in a CG (Commercial General) Zone. Generally located east of Las Vegas Boulevard South and south of Wigwam Avenue within Enterprise. MN/hw/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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 25 feet to the back of curb for Giles Street and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South per Record of Survey file 241 page 20;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0253-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

13. PA-25-700034-CLF, LLC:

PLAN AMENDMENT to redesignate the land use category from RN (Ranch Estate Neighborhood) to LN (Low-Intensity Suburban Neighborhood) on 2.09 acres. Generally located on the southeast corner of McLeod Drive and Viking Road within Paradise. TS/mc (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JANUARY 7, 2026, PER THE APPLICANT).

14. VS-25-0559-CLF, LLC:

VACATE AND ABANDON a portion of right-of-way being Viking Road located between McLeod Drive and Mojave Road; and a portion of right-of-way being McLeod Drive located between Viking Road and Flamingo Road within Paradise (description on file). TS/jud/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JANUARY 7, 2026, PER THE APPLICANT).

15. WS-25-0560-CLF, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.

DESIGN REVIEW for a proposed single-family residential development on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JANUARY 7, 2026, PER THE APPLICANT).

16. TM-25-500140-CF, LLC:

TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JANUARY 7, 2026, PER THE APPLICANT).

17. PA-25-700042-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:

PLAN AMENDMENT to redesignate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 4.65 acres. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rk (For possible action)

ACTION: ADOPTED (RESOLUTION R-12-17-25-1).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

18. ZC-25-0689-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:

ZONE CHANGE to reclassify 4.65 acres from an H-2 (General Highway Frontage) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise (description on file). JJ/rk (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- 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 #0261-2025

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

19. VS-25-0690-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:

VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way (alignment) and Grand Canyon Drive, and Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rg/cv (For possible action)

ACTION: APPROVED.

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.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

20. DR-25-0691-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:

DESIGN REVIEW for a proposed single-family residential development on 4.65 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rg/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Detached sidewalk and landscaping along Blue Diamond Road per revised plans on file dated 12/15/25;
- 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

- Applicant to coordinate with NDOT and Clark County - Public Works for offsite improvements along Blue Diamond Road;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- 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.

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 #0261-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

21. TM-25-500169-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:

TENTATIVE MAP consisting of 47 single-family residential lots and common lots on 4.65 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rg/cv (For possible action)

ACTION: APPROVED.

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

- Applicant to coordinate with NDOT and Clark County - Public Works for off-site improvements along Blue Diamond Road;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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.

Fire Prevention Bureau

- 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 #0261-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

22. ZC-25-0715-KHACHIKYAN MESROP:

HOLDOVER ZONE CHANGE to reclassify 2.12 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located east of Jones Boulevard and north of Oquendo Road within Spring Valley (description on file). MN/rk (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 18, 2026, PER THE APPLICANT). APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA.

23. VS-25-0717-KHACHIKYAN MESROP:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Bronco Street, and Oquendo Road and Quail Avenue within Spring Valley (description on file). MN/dd/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 18, 2026, PER THE APPLICANT). APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA.

24. UC-25-0716-KHACHIKYAN MESROP:

HOLDOVER USE PERMIT for a vehicle paint and body shop.

DESIGN REVIEW for a proposed vehicle paint and body shop and accessory structure on 2.12 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Jones Boulevard and north of Oquendo Road within Spring Valley. MN/dd/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 18, 2026, PER THE APPLICANT). APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA.

25. ZC-25-0758-MOHAWK CAPITAL MANAGEMENT, LLC:

ZONE CHANGES for the following: 1) reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley (description on file). MN/gc (For possible action)

ACTION: DENIED.

SAMI REAL

Next is Item 25, ZC-25-0758. Zone changes for the following: reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone; and remove the Neighborhood Protection (RNP) Overlay. Generally located west of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley.

SAMANTHA RYAN

Good morning.

TICK SEGERBLOM

Good morning.

SAMANTHA RYAN

Samantha Ryan, Storm Development Services, 9811 West Charleston Boulevard, Suite 2.

TICK SEGERBLOM

That microphone doesn't seem to work well, so either use that one or hold or use —

SAMANTHA RYAN

Is that better? Oh, wow.

TICK SEGERBLOM

There. Great.

SAMANTHA RYAN

You want me to start over? Hello, Samantha Ryan, Storm Development Services, 9811 West Charleston Boulevard, Suite 2. I'm here on behalf of the applicant today, Mohawk Capital Management. I'm also a member of that entity. I'm one of the owners of this property.

We are simply asking for a conforming zone change to IP and the vacation of the patent easements, which was already approved on consent agenda. This is the underlying land use here. Previously, did a plan amendment in 2024 that changed most of this west side of Mohawk [Street] to an underlying BE (Business Employment) land use. We're now simply coming in and cleaning up the zoning from RS20 to IP. We do not have any project in mind at this time. We're just doing what we can to get everything in line, so that we can market it to users as being zoned for something that we know is going to eventually go there. So, I'm not sure why this is a controversial thing or why it was pulled off, but that's really what we're doing.

TICK SEGERBLOM

All right. If that completes your presentation, this is a public hearing. Anyone here wishing to speak on the item? Seeing no one, we'll close the public hearing and turn it over to Commissioner Naft.

MICHAEL NAFT

Thank you, Mr. Chair. I think it's been explained to you a couple of times now in writing, verbally, every other which way. It's not that it's controversial, it's that I don't approve zone changes without plans. It's been very clear since Title 30 update. A number of my colleagues have the same policy. I don't want to belabor the point, but I know that's been made very clear to you. So, I am willing to offer you what we've explained before. It can be withdrawn if you want without prejudice and when you have plans to submit along with it, I'm happy to encourage you to do that. Otherwise, I'm prepared to move for a denial.

SAMANTHA RYAN

Okay. I think my confusion on that is in the Clark County zoning guidelines, it says, "The applicant is not required to show plans when a conforming zone change is requested. However, a subsequent design review of the project may be required before development can begin." We're fully aware that we're going to have to come back in and do a DR (Design Review) whenever, if and when we have a project to build there. We have no idea what we're doing at this time.

MICHAEL NAFT

And so, when you do, you're welcome to come back in with the zone change. Mr. Warhola, is there anything you wanted to add?

ROBERT WARHOLA

No, the denial or withdrawal would be without prejudice, so they can come in anytime. So, it's entirely proper to deny it.

MICHAEL NAFT

Okay. So, it sounds like there's no interest in withdrawing.

SAMANTHA RYAN

So, when I asked the question, my issue is I spent the time doing the application process, got through pre-ops very easily with staff, was approved, recommended for approval, put on consent agenda. When I asked about what happens if we withdraw, I'm told I don't get my application money back. My only option is to hold the project indefinitely. Again, I don't know if we are going to be developing the property, or I can accept the denial and also not get my fees back, so.

MICHAEL NAFT

Those are the three options —

SAMANTHA RYAN

Right —

MICHAEL NAFT

You can hold indefinitely, which I think is really six months. You can withdraw without prejudice is what I'm willing to offer, or you can accept the denial.

SAMANTHA RYAN

Okay.

MICHAEL NAFT

And just so everybody in the room understands, this has been made very clear prior to this morning. So, you got one more second to decide which of those three choices you want, or I'll make the decision for you.

SAMANTHA RYAN

Okay. You can make the decision.

MOTION

MICHAEL NAFT

Okay. I move to deny Item 25.

TICK SEGERBLOM

There's a motion, cast your vote.

MICHAEL NAFT

Without prejudice.

ROBERT WARHOLA

And just for the record, that's without prejudice, right?

MICHAEL NAFT

Yes. Thank you.

ROBERT WARHOLA

Thank you.

TICK SEGERBLOM

That motion passes.

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

SAMANTHA RYAN

Thank you.

26. VS-25-0759-MOHAWK CAPITAL MANAGEMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue (alignment) and Post Road, and between Lindell Road and Mohawk Street within Spring Valley (description on file). MN/jud/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

27. ZC-25-0774-OCEAN SHOWBOAT, INC.:

ZONE CHANGE to reclassify 4.91 acres from an RM50 (Residential Multi-Family 50) Zone to a CG (Commercial General) Zone. Generally located north of Spring Mountain Road and east of Wynn Road within Paradise (description on file). JJ/rk (For possible action)

ACTION: APPROVED.

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 #0251-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

28. VS-25-0773-OCEAN SHOWBOAT, INC.:

VACATE AND ABANDON a portion of a right-of-way being Wynn Road located between Pioneer Avenue and Spring Mountain Road; and a portion of a right-of-way being Pioneer Avenue located between Wynn Road and Valley View Boulevard within Paradise (description on file). JJ/hw/cv (For possible action)

ACTION: APPROVED.

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;
- 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 Spring Mountain Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

29. UC-25-0775-OCEAN SHOWBOAT, INC.:

USE PERMITS for the following: 1) outdoor dining and drinking; 2) recreational and entertainment facilities; and 3) live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase drive aisle length; 2) allow an attached sidewalk to remain; and 3) reduce throat depth.

DESIGN REVIEW for a proposed shopping center on a 4.91 acre portion of a 7.55 acre site in a CG (Commercial General) Zone. Generally located east of Wynn Road and south of Pioneer Avenue within Paradise. JJ/hw/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; 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 driveways along Wynn Road and Pioneer Avenue must meet the minimum standard of throat depth required by Uniform Standard Drawing 222.1;
- 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;
- 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 Spring Mountain Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

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 #0251-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

30. ORD-25-900975: 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 August 3, 2022 and September 17, 2025. (For possible action)

ACTION: ADOPTED (ORDINANCE 5326; EFFECTIVE 1/01/2026).

SEC. 5. NON-ROUTINE ACTION ITEMS 31 THROUGH 43

31. UC-25-0756-BP FLAMINGO, LLC:

USE PERMIT for outdoor dining and drinking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce parking; 3) modify residential adjacency standards; 4) allow an attached sidewalk; and 5) allow a commercial pan driveway.

DESIGN REVIEW for proposed restaurant buildings with drive-thrus within an existing commercial complex on 1.1 acres in a CG (Commercial General) Zone. Generally located north of Flamingo Road and west of Pinecrest Street within Paradise. TS/hw/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Applicant to continue to work with Public Works - Development Review on the design of driveway along Pinecrest Street;
- 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;
- Drainage study and compliance;
- Traffic study and compliance;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 #0250-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

USE PERMIT AND WAIVER OF DEVELOPMENT STANDARDS #4 WERE WITHDRAWN.

SAMI REAL

Next is item 31, UC-25-0756. Use permit for outdoor dining and drinking. Waivers of development standards for the following: eliminate street landscaping; reduce parking; modify residential adjacency standards; allow an attached sidewalk; and allow a commercial pan driveway. Design review for proposed restaurant buildings and drive-thrus within an existing commercial complex on 1.1 acres in a CG (Commercial General) Zone. Generally located north of Flamingo Road and west of Pinecrest Street within Paradise.

TICK SEGERBLOM

Good morning.

LEBENE OHENE

Good morning, Chair. Good morning, Commissioners. Lebene Ohene, 520 South 4th Street, representing the applicant. To orient you to the site, the site is located north of Flamingo Road and west of Pinecrest Street, which is a cul-de-sac further up. The request is for two fast food restaurants; a Dutch Bros and a Zaxby's. The Zaxby's is a chicken restaurant that is a new chain to the valley from the Midwest. This would be the second location in the county. The previous one is on Blue Diamond Road.

The application involves a number of waivers, two of which we are going to withdraw with this request. So, the first one we're going to withdraw is the one for an attached sidewalk. We are proposing a detached sidewalk, and we'll come back in later to do a vacation. We also have a waiver, waiver number 5, so I wanted to deal with the Public Works waivers first, for a commercial pan driveway, because there is existing equipment and other things in the way. We are asking to keep that waiver and work with Public Works. We have talked to Mr. Papazian and he's prepared to work with us on that driveway, because the pan driveway is existing.

The next waivers are Planning's [Comprehensive Planning] waivers, which I need my glasses for those. We would like to withdraw waiver number 4, which is the attached sidewalk, since we're proposing the detached sidewalk without prejudice. We're also withdrawing the special use permit for the outside dining area. This is all to mitigate any concerns about noise, and so we will withdraw that without prejudice as well. The other waivers will remain. What we've done is increase the buffer on the northern boundary with additional trees to mitigate as well. The Dutch Bros has no call box. It does have menu boards and they'll have employees out making sure the drive-thrus flow. That's their new prototype, so they don't have any call boxes.

The Zaxby's, on the other hand, does have a call box. And to mitigate that, we proposed additional landscaping along the northern boundary, and also an acoustic wall along the drive-thru lane. Although, this drive-thru is farther south from this proposed one, we did propose that acoustic wall and staff is okay with that. We had wanted to propose the acoustic wall in this area as well, but because it's 20 feet of landscaping, the fear is since there's a lot of homeless in that area, they would hide between the two walls. That's why we didn't propose that as well. We've been working frantically with staff on both the pan driveway issue and the setback issues, and I've created all these mitigations to allow the project to go forward. And with that, we would appreciate approval from the Board as your Christmas gift to me.

TICK SEGERBLOM

All right. If that completes your presentation?

LEBENE OHENE

Yes.

TICK SEGERBLOM

This is a public hearing, anyone here wishing to speak on the item? Seeing no one, we'll close the public hearing and ask Antonio, if you can clarify the pan driveway?

ANTONIO PAPAIZIAN

Thank you, Commissioner. Because they are withdrawing waiver of standards number 4, which is to keep the attached sidewalk. I just want to make sure, and it's on the record that they need to come back with a vacation. And with the detached sidewalk, we typically like to see a commercial curb return driveway. It's safer for the public. It's safer for ingress, egress with vehicles. They may not have the room in this area, so I think it's a good idea to keep that waiver and just continue to work with Public Works for the driveway on Pinecrest Street.

TICK SEGERBLOM

All right. And my understanding is the Dutch Boys [Bros] was not going to have a call box. We don't have to worry about that. The other location will have a call box, but there will be a barrier, so that the sound doesn't go into the neighborhood.

LEBENE OHENE

Yes. There will be that double barrier. There is, I think, it's showing in the landscape plan. So, that barrier it's around here. And then we did propose three additional trees as an additional buffer, and then we're adding more trees into the northern boundary, all to mitigate that requirement.

TICK SEGERBLOM

All right. Can we just make it clear that the Dutch Boys [Bros] will not have call box? Is that in the — Can we put that in the record?

SAMI REAL

So, it's not shown on their plans, but if you'd like to condition that, so that it stays with that building, then you can propose that.

TICK SEGERBLOM

Yeah, I'd like to propose that. But otherwise, I appreciate you working with staff and I appreciate staff working with you. But this has been a huge homeless problem in that corner there with that old bank building, so this is going to be a major, major improvement. So, thank you so much.

LEBENE OHENE

Yeah. And just to clarify to Ms. Real, we did put on the plan that the menu boards do not have call boxes. Thank you.

MOTION

TICK SEGERBLOM

All right. With that, I'll make a motion to approve.

JUSTIN JONES

On behalf of Mr. Rojas, this is a great project.

LEBENE OHENE

Thank you, Commissioners. And happy Hanukkah. Happy holidays. Merry Christmas to you all.

TICK SEGERBLOM

Merry Christmas. Thank you so much.

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

32. UC-25-0762-SKY HI, LLC:

USE PERMIT for cannabis establishment (dispensary) in conjunction with a previously approved cannabis consumption lounge on 1.60 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located north of Desert Inn Road and west of Maryland Parkway within Winchester. TS/rg/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- A valid Clark County business license must be issued for this cannabis dispensary within 2 years of approval or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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.

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.

A REQUEST FOR RECONSIDERATION HAS BEEN SCHEDULED FOR THE 01/07/26 BCC MEETING

SAMI REAL

Next is Item 32, UC-25-0762. Use permit for cannabis establishment (dispensary) in conjunction with a previously approved cannabis consumption lounge on 1.60 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay and Maryland Parkway (MPO) Overlays. Generally located north of Desert Inn Road and west of Maryland Parkway within Winchester.

TICK SEGERBLOM

Good morning.

MICHAEL CRISTALLI

Good morning, Chairman. Good morning, Commissioners. Michael Cristalli, appearing on behalf of Sky Hi, LLC. This is a use permit request to change location for the Jade Cannabis Dispensary to its adjacent property that has just recently been approved for its lounge. Just so that the Commission is aware, the Desert Inn Jade Dispensary and previously Blum, has been at that location probably 10 years now, and there's been no issues. The business contributes to the community in a number of different ways, and we believe has been a good community partner. So, we'd ask the Commission to approve the use request.

TICK SEGERBLOM

All right. This is a public hearing, anyone here wishing to speak? Seeing no one, I'll close the public hearing. And just for edification, Commissioner Kirkpatrick, this is not actually a lounge. The lounge has already been approved, so this is just moving the dispensary, which is next door as part of the lounge. So, it's not something you necessarily have to —

MARILYN K. KIRKPATRICK

It's a lounge. It's okay. It's a lounge. You don't hate me for voting against it. I'm consistent. It's okay.

TICK SEGERBLOM

All right. But anyway, this is a dispensary.

MICHAEL CRISTALLI

It is a dispensary —

TICK SEGERBLOM

But talk to you later about the use permit. If we have an issue with it.

MARILYN K. KIRKPATRICK

Sami, is it a dispensary or is it a lounge? I don't mind supporting dispensaries. I just philosophically disagree with the lounges.

SAMI REAL

They were previously before us earlier this year with a use permit. I think maybe it was an extension of time for the lounge. So, they currently have a valid use permit for the consumption lounge. So, this is adding a dispensary to this location.

MARILYN K. KIRKPATRICK

Okay. I'll vote for it then, for heaven's sakes.

MOTION

TICK SEGERBLOM

All right. This is my last one, so thank you so much. All right. Thank you so much. I move 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 unanimously. Thank you.

MICHAEL CRISTALLI

Thank you. Thank you all. Happy holidays.

33. WS-25-0750-JAKES PLACE 8525, LLC:

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements in conjunction with a single-family residential development on 2.04 acres in an RS40 (Residential Single-Family 40) Zone. Generally located south of Jakes Place and west of Bonita Vista Street within Lone Mountain. MK/jam/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

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 125-05-707-002; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is greater than 400 feet of City of Las Vegas public sanitary sewer; and for any sanitary sewer needs to contact the City of Las Vegas.

SAMI REAL

All right. So, first, we're going to go to Item 33, so Commissioner Kirkpatrick can make an event that she has. So, Item 33, WS-25-0750. Waivers of development standards for the following: Full off-site improvements in conjunction with a single-family residential development on 2.04 acres in an RS40 (Residential Single-Family 40) Zone. Generally located south of Jakes Place and west of Bonita Vista Street within Lone Mountain.

SUSAN ROSOFF-FLORIAN

Good morning, County Commissioners. My name is Susan Florian from Taney Engineering, 6030 South Jones Boulevard, here on behalf of the applicant. What we have here is a 2.04 gross acres located on Jakes Place and Bonita Vista [Street]. We're asking for a parcel. We're just asking to parcel out the map. What we're asking for is off-site improvements on Lot 2. There's already partial paving there, and that's basically what we're asking for. We're not asking for any modifications to the zoning or land use. With that, I conclude my presentation. I'm here to answer any questions that you may have.

TICK SEGERBLOM

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

MOTION

MARILYN K. KIRKPATRICK

Thank you, Mr. Chairman. So, we agree there's no other off-sites in the area, but I just want to be clear that the minimum requirements of paving that you'll have to do, it's not waivable. So, we get a lot of people that come back and say, "Oh, I didn't know that meant me," so I want to make sure that you know it does mean you. Okay? So, you'll have to meet Public Works' minimum paving requirement. Okay with that, I'll make a motion 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.

SUSAN ROSOFF-FLORIAN

Thank you, County Commissioners. Have a good day.

TICK SEGERBLOM

I think that's a record for Commissioner Kirkpatrick as far as —

(Companion Items 34 and 35)

34. ZC-25-0626-LINDA PROPERTIES, LLC:

ZONE CHANGE to reclassify 2.09 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IL (Industrial Light) Zone. Generally located south of Glen Avenue and east of Stratford Avenue within Sunrise Manor (description on file). TS/gc (For possible action)

ACTION: APPROVED (COMPANION ITEM 35).

CONDITIONS OF APPROVAL –

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

Clark County Water Reclamation District (CCWRD)

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

SAMI REAL

Next are companion Items, 34 and 35.

- Item 34, ZC-25-0626. Zone change to reclassify 2.09 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IL (Industrial Light) Zone. Generally located south of Glen Avenue and east of Stratford Avenue within Sunrise Manor.
- Item 35, WS-25-0627. Waivers of development standards for the following: modify buffering and screening standards; eliminate street landscaping; modify residential adjacency standards; and waive full off-site improvements. Design review for a proposed outdoor storage facility on 2.09 acres in an IL (Industrial Light) Zone. Generally located south of Glen Avenue and east of Stratford Avenue within Sunrise Manor.

TICK SEGERBLOM

Good morning.

GREG BORGEL

Good morning, Commissioners and Chairman. This is in the Chairman's district, and we have followed his guidance to the extent that we were able. With regard to the zone change request, this is in conformance with the master plan and what has otherwise been approved in the area. It is an area that's under redevelopment, and therefore the applicant has been conscientious about maintaining the property in general. With regard to the variances, we think they're adequately justified on the record, and we would ask that the items, both items, be approved with the if approved conditions requested by the various staffs.

TICK SEGERBLOM

Thank you so much. This is a public hearing. Anyone here wishing to speak on the item? Seeing no one, we'll close the public hearing. And Sami, can you just clarify on what we agreed on?

SAMI REAL

Correct. So, because there is a future or there is an SID (Special Improvement District) for Glen, is it Glen Avenue. The recommendation that we have is instead of waiving the street landscaping at this time, if we can defer it until after the improvements are done. And so, what I recommend is for a five-year review of the waiver of the street landscaping to line up with the five-year review for the full off-sites with Public Works conditions.

TICK SEGERBLOM

All right. And Antonio, we're going to put the SID language in there. So, the idea that this is going to be an SID.

ANTONIO PAPAIZIAN

It's already there as a condition, Commissioner.

TICK SEGERBLOM

All right. And Greg, I don't think you gave us your name for the record.

GREG BORGEL

I thought I was famous, but what do you know? Greg Borgel, 3747 Heritage Avenue. And we further accept the clarification being offered here by staff. Which we understand involves a deferral of certain improvements, which maybe aren't technically variant waivers, as the code calls for.

MOTION

TICK SEGERBLOM

All right. With that, I'll make a motion. Motion for approval. I'm not sure if you're famous or infamous.

GREG BORGEL

Well, or infamous. It all depends.

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

All right. That motion passes.

GREG BORGEL

Thank you.

35. WS-25-0627-LINDA PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening standards; 2) eliminate street landscaping; 3) modify residential adjacency standards; and 4) waive full off-site improvements.

DESIGN REVIEW for a proposed outdoor storage facility on 2.09 acres in an IL (Industrial Light) Zone. Generally located south of Glen Avenue and east of Stratford Avenue within Sunrise Manor. TS/sd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 34).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 5 year review of street landscaping (waiver of development standards #2);
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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;
- 5 year review of off-site improvements;
- Right-of-way dedication to include 20 feet for Glenn Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including but not limited to, paving, curb and gutter, streetlights, and fire hydrants.

Fire Prevention Bureau

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

36. ZC-25-0771-4643 EAST CHARLESTON BLVD, LLC:

ZONE CHANGE to reclassify 0.31 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located east of Arden Street and south of Charleston Boulevard within Sunrise Manor (description on file). TS/jgh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JANUARY 21, 2026, PER THE APPLICANT).

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

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO JANUARY 21, 2026, PER THE APPLICANT).

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO JANUARY 21, 2026, PER THE APPLICANT).

39. UC-25-0777-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:

USE PERMITS for the following: 1) vehicle maintenance and repair; and 2) outdoor storage and display. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce drive aisle width; and 2) modify residential adjacency standards.

DESIGN REVIEW for a proposed vehicle sales and vehicle maintenance and repair facility with outdoor storage and display on 0.77 acres in a CG (Commercial General) Zone. Generally located east of Boulder Highway and north of English Avenue within Whitney. JG/rg/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JANUARY 21, 2026, PER THE APPLICANT).

SEC. 6. APPEALS

40. WS-25-0557-TAXPAYER & TAXPAYER:

HOLDOVER APPEAL WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Darby Avenue and west of Rolling Acres Circle within Spring Valley. JJ/tpd/cv (For possible action)

ACTION: APPROVED (APPEAL DENIED).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Complete framing of wall along the entire shared property line;
- All work shall be completed by a licensed contractor.
- 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; 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.

Southern Nevada Health District (SNHD) - Engineering

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

SAMI REAL

Next is Item 40, WS-25-0557. Holdover appeal waiver of development standards to increase wall height in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Darby Avenue and west of Rolling Acres Circle within Spring Valley.

Commissioners, for your information, this project was approved by the Planning Commission and then appealed by a neighbor who disagrees with the Planning Commission's decision.

TICK SEGERBLOM

All right. Come on forward. So, are you the applicant or are you the appellant?

ANDY SPARKS

Not applicant. Mr. Brown is actually representing the applicant. We're the neighbors, who were here last month. So, Andy Sparks, 3236 Cliff Sieler Court. We've been working with Mr. Brown. Thank you for, you know, the recommendations last month, everything. We've been able to figure everything out between the two neighbors, and I guess If I can hand it over to Mr. Brown. Just to provide an update and recommendations, we're good.

TICK SEGERBLOM

Good job, thank you.

ANDY SPARKS

Thank you.

DAVID BROWN

David Brown, 520 South 4th Street. With your permission, we were able to meet in the last month. Thank you for giving us that opportunity. We would ask just to add two conditions. One, to complete the framing of the wall all the way across. I don't know if you recall, it was only about one third of the way. And second, just the work be done by a licensed contractor. And with that, we're in complete agreement. Both parties will do what they want, pay for what they want on their side of the wall.

TICK SEGERBLOM

All right. I'm not sure; is this a public hearing too? So, 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, Commissioner, Chair. Mr. Warhola, how do I frame? So, this will just be a motion to approve with the additional conditions?

ROBERT WARHOLA

Yes.

MOTION

JUSTIN JONES

Okay. All right. Then I will go ahead and — first off, thank you very much, both the neighbors. I know there was a lot of strong feelings and certainly you all got to live together back-to-back. So, I appreciate both sides working together and coming up with a solution that everybody can live with. So, with that, I'll go ahead and move for approval of agenda Item 40 with the two additional stated conditions.

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 and thank you so much.

DAVID BROWN

All right. Thank you everyone. Happy holidays.

41. **WS-25-0693-ZANNI FAMILY REVOCABLE LIVING TRUST & ZANNI JOSEPH L & THELMA K TRS:**

APPEAL WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of De Forest Street and south of Garden Grove Avenue within Spring Valley. MN/tpd/cv (For possible action)

ACTION: APPROVED (APPEAL GRANTED).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Waiver to increase wall height applies to a new redundant wall finished in a solid color (preference is white) or a height increase to the existing CMU wall;

- Increase in wall height is not approved in the front yard;
- All work shall be completed by a licensed contractor.
- Applicant is advised that 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.

SAMI REAL

Next is Item 41, WS-25-0693. Appeal waiver of development standards to increase wall height in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of De Forest Street and south of Garden Grove Avenue within Spring Valley.

Commissioners, for your information, the Planning Commission denied this application and the applicant filed the appeal, again disagreeing with the Planning Commission's decision.

TICK SEGERBLOM

Good morning.

AMANDA NALDER

Good morning, Commissioners. Amanda Nalder. I am a representative for the applicant, the Zanni family at 4381 De Forest Street. This is an application for a self-supported privacy structure adjacent to the existing retaining wall. And this one has been up here quite a bit. I don't want to go into any of the details of the necessity of the wall. It is an ongoing neighborhood dispute, but we are here to answer any questions and open to any modifications or suggested modifications of what we had proposed.

TICK SEGERBLOM

All right. This is a public hearing, anyone here wishing to speak? Good morning.

ROBIN MAXIE

Good morning. My name is Robin Maxie. I live next to the Zanni family at 4389 De Forest Street. We're here today because my neighbor has erected a non-permitted fence. It's been up there for 17 months, since August of 2024, and a redundant fence.

The decision of the Planning Commission was to tear down the poorly constructed fence. If you allow them to build, there will be no control of what goes up. It would have to be a licensed contractor. We oppose erecting a redundant fence. It will be an eyesore. We would like it to go back as it was when we bought the house. Our backyard is our only sanctuary. Out front, we are always met with harassment, fireworks, horns, vulgar yelling, screaming.

I know everyone has their own taste, but most of our neighborhood thinks that the front yard next door to me is trash. That's their front yard. That's part of the fence. Part of the fence. This is what they've done. So, the block wall, the redundant fence. That's our backyard. Part of the fence before it got built. This is our yard. Are we laughing at the witch or the peeping Tom? This is their front yard. This is their front yard. This is their fence. Somehow our dog got injured. The only thing we can figure is this rebar pole. This was two days ago, their front yard.

TICK SEGERBLOM

Please hold the microphone, just a little bit closer to your face.

ROBIN MAXIE

I'm sorry. This is two days ago, their front yard. So, it's not just me that thinks it's a pig sty. I oppose.

TICK SEGERBLOM

So, my understanding is that the Planning Commission has supported you and now there's an appeal from the Planning Commission?

ROBIN MAXIE

I didn't appeal it. They appealed, yes.

TICK SEGERBLOM

Right. They appealed, yes. All right. If that concludes your opposition, anyone else here wishing to speak? Seeing no one, we'll close the — I'm sorry.

JANICE LISTON

My name is Janice Liston. I don't live in the neighborhood. I'm her girlfriend. The item says to increase the wall height. I don't think Robin would disagree with increasing the block wall in accordance with your permitting accurately. That's fine if you build the block wall with a licensed contractor. But if he wants to build a fence inside his property, he's going to put up witches and horrible stuff just to harass them. It's been going on for years and years, and I've witnessed it. Thank you.

TICK SEGERBLOM

All right. That concludes the public hearing. Turn it over to Commissioner Naft.

MICHAEL NAFT

Thank you, Mr. Chairman.

TICK SEGERBLOM

I'm sorry, did you want to speak also? I apologize. Anyone else want to speak, please come forward.

LEE ZEICHIK

Thank you, group. My name is Lee Zeichik. I live across the street at 4374 De Forest. I talked to Robin Maxie about three and a half years ago on July 8, and they saw me talking to her, and he said they will retaliate. That following morning, I had five BBs shot at the house. It woke me up. The dog was ready to attack.

I went to Metro (Las Vegas Metropolitan Police Department). They said, "You should have called 911." Since then, for three and a half years, I've been harassed. I built two walls at great expense with security cameras. Because I talked to her, they were mad at me. I just want to oppose this wall, and please do not do this wall. Thank you.

TICK SEGERBLOM

Thank you.

KAREN PENA

I was recently transported violently-

TICK SEGERBLOM

I'm sorry, could you state your name, please?

KAREN PENA

I'm a resident of 89052 that pertains to Michael Naft.

TICK SEGERBLOM

What's your name though?

KAREN PENA

Karen Pena.

TICK SEGERBLOM

Okay.

KAREN PENA

Does that make it more valid?

TICK SEGERBLOM

Oh, I'm sorry. This is a different item.

KAREN PENA

Sorry?

TICK SEGERBLOM

You're speaking on a different item.

KAREN PENA

Yes —

MICHAEL NAFT

Are you here on this item?

KAREN PENA

No, I'm here on my own item.

MICHAEL NAFT

If you want to sit down and wait a few more minutes, there will be an opportunity —

KAREN PENA

I've been waiting since October of 2024, Michael.

MICHAEL NAFT

Well, we've met since then.

KAREN PENA

Yes.

MICHAEL NAFT

But if you want to have a seat and wait till the second public comment.

KAREN PENA

Okay. I'll wait again, Michael.

TICK SEGERBLOM

Okay. All right. Anyone else wish to speak on this item? Seeing no one, we'll close the public hearing and turn it over to Commissioner Naft. If you guys want to come back up.

MICHAEL NAFT

Thank you, Mr. Chairman. Okay. So, there is a lot of history on this property. I've had the opportunity to meet with everybody on both sides of this issue in great length over many years, frankly. As I've told both of you guys, it kind of breaks my heart that this has gone on so long. Because I think you're all lovely, nice people who ought to be able to figure out a way to move past it without using so many resources of your local government.

Almost every department related to issues involving this fence and involving the surrounding area is familiar with both you guys by first and last name. Which leads me, all that is to say that what is before us today is a relatively simple request for a height increase of a wall. You've asked for both the backyard and the front yard. I'm not going to consider today anything on the front yard. Okay? That's too much.

I also believe, you know, that perhaps good fences make good neighbors. Maybe I don't really see how a height increase of this wall is going to be detrimental to either the neighborhood or the relations between the both parties. I would implore you guys, while it has nothing to do with this application, to take the mean things off of your property, take them down. You should have never put them up, but you shouldn't keep them up since you got scolded for it at the Planning Commission. You and I have talked about it. Just take it down and start again. Rebuild this relationship. You guys used to be friendly once upon a time.

And on the other side of this, you can't use Code Enforcement as a, you know, to solve every problem that you have. And you also don't let them antagonize you. Don't build higher than your wall on your side. I think we can all kind of move past this and hopefully in a direction. We all have neighbors. Often, we don't even see our neighbors or know they're there. I think that would probably be the best-case scenario here.

As it relates to the wall though, what is currently there is not going to work. I try not to get into aesthetics because, you know, not everyone might like what I like. Universally, I think we could agree that that's not going to work. I also am concerned, though I leave it to the Building Department officials to make this a determination, but that what you have is probably not going to meet their requirements. I don't have a problem with raising the height of either the existing wall or a redundant wall, but one, it has to be done by a licensed contractor. So, that'll be a stipulation of any approval today.

Two, it's got to be a solid, I think, white would be probably preferable. But it's got to be — but if it's not adding to the cinder block wall, which would be preferential, and I would, in my motion, I'll approve that. So, it just matches what's existing. If you do go with a redundant option, it should be a solid color and installed by a licensed contractor and in the backyard only. And I would allow up to 9 feet. Which is what's proposed. Ms. Real, is there anything unclear about what I just said that I should clarify for the record?

SAMI REAL

No, I understand the motion.

MOTION

MICHAEL NAFT

Okay. Does the applicant understand that you have two choices here? When I make my motion, it'll give you two options. Both of those options are going to necessitate removing what you currently have. Okay? Both of those options will allow you one, to either raise the existing wall if it's feasible to do so. If the engineering allows for it. You can raise the 6 feet wall up to 9 feet. It will have to match on both sides of the wall, match the aesthetic perfectly. The existing aesthetic, right? It can't be a different color, different material. It would have to match perfectly. Or, if you so choose to do a redundant wall or fence, it has to be a solid color. It has to — white would be the preference and it has to be installed, and either way, it has to be installed by a licensed contractor. Okay? I'm begging both of you guys to just leave each other alone. Okay? That's not in my motion. That's just my preference. Okay? Is there any clarification needed from anyone here?

So, the motion is for approval, but there are several conditions and please know I will be watching closely. This will be pulled right back as quickly as I can be if you don't follow the conditions that I've set on this application. Okay? Mr. Chairman, I think the other side has a question here. I don't know if you want to allow that or not.

TICK SEGERBLOM

Yes. If you want to come up, come to the microphone.

ROBIN MAXIE

Why does there have to be (inaudible).

TICK SEGERBLOM

I'm sorry, you need to state your name again.

ROBIN MAXIE

Sorry, Robin Maxie. Why does there have to be a redundant wall?

MICHAEL NAFT

There doesn't have to be one. I think both of you guys will benefit from a little bit of an increase to the height. I said they have the option of doing the cinder block. I don't know that's going to be feasible. I don't know that the engineering of that wall is going to allow for it. If it does allow for it, then they can go ahead and do that. If it doesn't allow for it, I'm willing to let them put up something that matches the aesthetic that in talking with you, I think you'd be comfortable with and would be parallel to the wall that exists. Why does it have to be? It doesn't have to be, but that's my motion because I genuinely believe that having 3 feet additional height is only going to benefit this relationship and not aggravate it —

ROBIN MAXIE

Well, the cameras that they're talking about I took down after the Planning Commission.

MICHAEL NAFT

Thank you.

ROBIN MAXIE

So, I didn't have to.

MICHAEL NAFT

That's great. Thank you —

ROBIN MAXIE

I didn't have to. And the moment that someone comes over the wall, they're going right back up.

MICHAEL NAFT

Understood —

ROBIN MAXIE

Just like your dad did —

MICHAEL NAFT

And you're allowed to have cameras. Okay. So, what I'm hearing, you guys are both apologizing and ready to move forward with ignoring each other. Good?

ROBIN MAXIE

So, yeah. So, it's not going to be a 9-foot redundant wall?

MICHAEL NAFT

It could be. It would be that. It would put it 3 feet over what's existing —

ROBIN MAXIE

By a licensed contractor —

MICHAEL NAFT

But it would have to be done by a licensed contractor. It has to be one solid color. So, none of that plywood, none of that graffiti spray-painting on it. None of the screening would be allowed. And all of that has to be approved by the Clark County Building Department. They will have to go to the [Clark] County Building Department, or their contractor will, to get permission to build that. Okay? All right. There's a motion on the floor. Thank you.

TICK SEGERBLOM

There's a motion, cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

AMANDA NALDER

Thank you for your time. We appreciate it.

SEC. 7. INTRODUCTION OF ORDINANCES

42. ORD-25-900577: Introduce an ordinance to consider adoption of a Development Agreement with PSI OQUENDO LLC for a mini-warehouse on 4.20 acres, generally located west of Fort Apache Road and north of Oquendo Road within Spring Valley. JJ/tpd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JANUARY 7, 2026, AT 9 A.M. (BILL 12-17-25-1).

SAMI REAL

Next are ordinances for introduction

- Item 42, ORD-25-900577 is to introduce an ordinance to consider adoption of a Development Agreement with PSI OQUENDO LLC for a mini-warehouse on 4.20 acres, generally located west of Fort Apache Road and north of Oquendo Road within Spring Valley.
- Item 43, ORD-25-901025 is an introduction of an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 4, 2022, and October 8, 2025.

Commissioners, we request that you set the public hearing for January 7, 2026.

TICK SEGERBLOM

I'll introduce the ordinances and set the public hearing for January 7, 2026.

43. ORD-25-901025: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 4, 2022 and October 8, 2025. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, JANUARY 7, 2026, AT 9 A.M. (BILL 12-17-25-2).

PUBLIC COMMENTS

SAMI REAL

Next is the last time set aside for public comment.

TICK SEGERBLOM

All right. This is the last period for public comment. Ma'am, if you want to come forward.

KAREN PENA

All right. So, I was violently transported to the Henderson Detention Center (HDC) about a month ago —

TICK SEGERBLOM

I'm sorry. We need you to state your name.

KAREN PENA

Oh, 89052.

TICK SEGERBLOM

No, your name. We don't have —

KAREN PENA

Karen Pena.

MARILYN K. KIRKPATRICK

We do it for the record. Just so that you're clear, we have to do that for the record.

KAREN PENA

You don't even verify who I am. I could have said anything.

JIM GIBSON

We're not going to do it then.

MARILYN K. KIRKPATRICK

Those are the rules —

KAREN PENA

Karen Pena, 89052. So, I was transported to the HDC very violently. Upon arrival, I did not hear my rights read to me, so I was not aware of the flushing privileges in the jail. And so, I did not know that you could only flush twice. And so, when I got diarrhea, I had to live with my own **** forever. And I did go to the mayor to tell her about it, but she said she couldn't run a complaint on that, so she trespassed me. She didn't want to hear about flushing privileges of the inmates of HDC, 89052. And I also have a lot of evidence of my mistreatment by Henderson Police. However, it's in DVD format, so I'm wondering if Michael Naft can help me view the DVDs, perhaps in his office. Because my computer doesn't seem to align with any of the formats that HDC is providing me my evidence in. Michael, could I use your computer, please? I know you have internet, and I've told you I don't. Do you have a DVD player, Michael?

TICK SEGERBLOM

Ma'am, this —

KAREN PENA

For the documents of the area you commission that are given in DVD format.

TICK SEGERBLOM

Ma'am, we don't respond during public comment —

KAREN PENA

I'm asking Michael. I don't know, do you have a DVD player, Mr. Tick?

TICK SEGERBLOM

We don't respond during public comment, so just if you have three minutes to make your comments —

KAREN PENA

He talked to the lady before me. He had a therapy session with her about the wall. So, Michael talks when he wants to. Michael, could I use your DVD player?

TICK SEGERBLOM

This is a period for public comment.

KAREN PENA

He doesn't want to talk. Excuse me?

TICK SEGERBLOM

This is a period for public comment and during public comment we don't respond.

KAREN PENA

Okay. So, when would you like me to tell my concerns as a citizen of 89052 again, so that Michael can feel compelled to answer them in the proper format, Mr. Tick? Because Michael can't inform me about —

MICHAEL NAFT

Chairman, if I could? Ma'am, you need —

KAREN PENA

How to be a correct citizen of his own area. Go ahead, Michael. How do I do this?

MICHAEL NAFT

I was going to indicate you have another minute left to say whatever you'd like for the record, and we can continue to talk.

KAREN PENA

I am, Michael. I also can't get access to a woman shelter in your zip code or any other zip code in this county. I've told this building about it. I've approached security many times about it.

TICK SEGERBLOM

That's your three minutes are up. Thank you so much for your public comments.

KAREN PENA

Yeah, and the response is?

MICHAEL NAFT

If you want to have a seat, I think we have two minutes before our next meeting. I'm happy to come say hello.

KAREN PENA

I'm sorry?

MICHAEL NAFT

Let us adjourn the meeting and I'm happy to come talk to you again.

TICK SEGERBLOM

All right. That closes the zoning and that's a fitting end to my tenure.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 9:57 a.m., the meeting was adjourned.

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

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[ONLINE MEETING LINK](#)

APPROVED: _____
TICK SEGERBLOM, CHAIR

ATTEST: _____
LYNN MARIE GOYA, CLARK COUNTY CLERK