



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 Boards, at the regular place of meeting in Clark County, Nevada, on Wednesday, March 5, 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 9:01 a.m. by Chair Segerblom with the following members present:

Commissioners Present:

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

Absent:

None

Also Present:

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

SEC. 2. PUBLIC FORUM

1. PUBLIC COMMENT

TICK SEGERBLOM

All right. Good morning. Wow, this is loud. This is the Zoning meeting for Clark County Commission. Ms. 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 an item on the agenda can come forward now. Seeing no one, we'll close the period of public comment and turn it over to Ms. Real. (inaudible) are you the director? What's your title?

SAMI REAL

Yes, I am the director. Thank you.

TICK SEGERBLOM

Okay, we'll turn it over to the director. I always see the county manager side. I'm thinking, "I don't think she's the county manager."

SAMI REAL

Not today.

TICK SEGERBLOM

Not today.

SEC. 3. AGENDA

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

ACTION: APPROVED.

SAMI REAL

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

Hold to the March 19, 2025, Zoning meeting:

- Item 57, PA-24-700041
- Item 58, ZC-24-0741
- Item 59, VS-24-0740
- Item 60, WS-24-0739
- Item 61, TM-24-500159.

Hold to the April 16, 2025, Zoning meeting for the applicant to return to the March 26, 2025, Enterprise Town Board meeting:

- Item 65, ZC-24-0671
- Item 66, VS-24-0672
- Item 67, WS-24-0673
- and Item 68, TM-24-50146

And then hold no date

- Item 62, ZC-24-0653
- Item 63, VS-24-0654
- and Item 64, UC-24-0655

and then withdraw

- Item 36, ORD-24-900886.

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates is previously stated. With these deletions, which are Items 36 and then Items 57 through 68, the agenda stands ready for your approval.

MOTION

WILLIAM MCCURDY II

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

TICK SEGERBLOM

There's a motion for approval of the agenda. Cast your vote.

VOTE

VOTING AYE: Tick Segerblom, William McCurdy II, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, April Becker, 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 is the approval of the minutes. The minutes of the February 5, 2025, Zoning meeting are ready for approval.

WILLIAM MCCURDY II

Mr. Chair, I move for 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, Jim Gibson, Justin Jones, Marilyn K. Kirkpatrick, April Becker, Michael Naft

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

SAMI REAL

That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THOUGH 37

SAMI REAL

Next are the routine action items, which consists of 4 through 37 except items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, staff has the following request.

- Item 8, UC-25-0042, change the review date under Comprehensive Planning condition number one to four years.

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

MOTION

WILLIAM MCCURDY II

Move for approval of the routine action items.

TICK SEGERBLOM

There's a motion to approve the routine action items. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

SAMI REAL

And that motion passes as well.

TICK SEGERBLOM

Yes, (inaudible).

4. ET-24-400147 (UC-23-0138)-KINGSBARN LMG PETROL INVESTMENTS, LLC:

USE PERMITS FIRST EXTENSION OF TIME to review the following: 1) convenience store; 2) reduced separation from a convenience store to a residential use; 3) gasoline station; and 4) reduced separation from a gasoline station to a residential use.

DESIGN REVIEWS for the following: 1) convenience store with gasoline sales; and 2) restaurant with drive-thru on 2.0 acres in a CG (Commercial General) Zone. Generally located on the north side of Lake Mead Boulevard and the west side of Gateway Road within Sunrise Manor. WM/nai/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until November 17, 2025 to review, 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 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; 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.

5. ET-25-400001 (NZN-21-0624)-DIAMOND CORAN, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.9 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone.

DESIGN REVIEW for a multi-family residential development within the Airport Environs (AE-60) Overlay. Generally located on the south side of Coran Lane, 135 feet west of Simmons Street within the Lone Mountain Planning Area (description on file). WM/my/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until January 19, 2027 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan Amendment and a Zone Boundary Amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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 that there is an active septic permit on APN 139-20-301-004; 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.

6. ET-25-400004 (NZN-21-0606)-DIAMOND MOHAWK, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEWS for the following: 1) office/warehouse; 2) alternative landscaping; and 3) finished grade within the Airport Environs (AE-65) Overlay. Generally located on the east side of Mohawk Street and the north side of Sobb Avenue (alignment) within Spring Valley (description on file). MN/nai/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works – Development Review

- Compliance with previous conditions.

7. ET-25-400013 (ZC-22-0375)-ZOO LANDERS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; 2) alternative landscaping; 3) non-standard improvements (landscaping) within a right-of-way; and 4) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) an office complex; and 2) alternative parking lot landscaping on 1.91 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Jones Boulevard and the north side of Ponderosa Way within Spring Valley. MN/jm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until August 17, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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 that there is an active septic permit on APN 163-35-602-006; 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.

8. UC-25-0042-SIMON, PETER A. III TRUST 101 & SIMON, JOY MARIE TRUST 101:

USE PERMIT for outdoor storage as a primary use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) eliminate landscape buffer; 4) increase fence height; and 5) waive full off-site improvements.

DESIGN REVIEW for outdoor storage with modular office trailers on 28.26 acres in an IP (Industrial Park) Zone. Generally located on the west side of Las Vegas Boulevard South, 3,450 feet north of SR 161 within the South County Planning Area. MN/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- 4-year review of off-sites;
- Drainage study and compliance with future development;
- Any future applications will require full off-site improvements or pay a contribution for local roadway, drainage, or trail related improvements in District A in lieu of constructing full off-site improvements, as determined by Public Works.

Fire Prevention Bureau

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

9. VS-24-0752-SUN LINMEI & TAO TONY:

VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment), and between Westwind Road (alignment) and Lindell Road within Enterprise (description on file). JJ/bb/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Lindell Road, 45 feet to the back of curb for Windmill Lane with easements, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require the 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.

Fire Prevention Bureau

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

10. WS-24-0751-SUN LINMEI & TAO TONY:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate a portion of street landscaping; 2) reduce setback; 3) eliminate a portion of a detached sidewalk; 4) waive full off-site improvements along Windmill Lane; 5) allow modified street standards; and 6) allow modified driveway design standards.

DESIGN REVIEW for a warehouse with accessory outdoor storage on 2.49 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone. Generally located on the southwest side of Windmill Lane and Lindell Road within Enterprise. JJ/bb/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements on Lindell Road and a portion of Windmill Lane;
- Right-of-way dedication to include 25 feet to the back of curb for Lindell Road, 45 feet to the back of curb for Windmill Lane with easements, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Execute a Restrictive Covenant Agreement (deed restrictions) for a portion of Windmill Lane;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is 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.
- 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.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0039-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

11. WS-25-0004-SPRING MOUNTAIN, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) allow modified driveway design standards; and 3) allow modified street standards.

DESIGN REVIEW for a retail and restaurant development on 1.83 acres in a CG (Commercial General) Zone. Generally located on the north side of Spring Mountain Road and the east side of Lindell Road within Spring Valley. JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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;
- Reconstruct any unused driveways with full off-site improvements;
- 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;
- 90 days to record said separate document for the Spring Mountain Road improvement project.
- Applicant is advised that off-site improvement 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 #0404-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

12. PA-24-700038-KAENRAT, NARIN:

PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.50 acres. Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise. MN/al (For possible action)

ACTION: ADOPTED (RESOLUTION R-3-5-25-1).

13. ZC-24-0710-KAENRAT, NARIN:

ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise (description on file). MN/al (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0361-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

14. VS-24-0712-ACRE-AMIGO, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road, and between Amigo Street and Battista Lane within Paradise (description on file). MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Eldorado Lane, 25 feet to the back of curb for Amigo Street and associated spandrels;
- The installation of detached sidewalks will require the recordation of this vacation 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.

15. DR-24-0711-ACRE-AMIGO,LLC:

DESIGN REVIEW for a single-family residential development on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Eldorado Lane, 25 feet to the back of curb for Amigo Street and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0361-2024

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

16. TM-24-500153-ACRE-AMIGO, LLC:

TENTATIVE MAP consisting of 12 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Amigo Street and the south side of Eldorado Lane within Paradise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Eldorado Lane, 25 feet to the back of curb for Amigo Street and associated spandrels;
- 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

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

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

17. ZC-25-0030-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 7.03 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Oquendo Road and the east and west sides of Pioneer Way within Spring Valley (description on file). MN/rk (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0021-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

18. VS-25-0032-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON a portion of right-of-way being Pioneer Way located between Oquendo Road and Foolish Pleasure Drive, and a portion of right-of-way being Oquendo Road located between Pioneer Way and Buffalo Drive within Spring Valley (description on file). MN/nm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

19. WS-25-0031-COUNTY OF CLARK (AVIATION):

WAIVER OF DEVELOPMENT STANDARDS to reduce the back of curb radius.

DESIGN REVIEW for a single-family residential development on 7.03 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Oquendo Road and the east and west sides of Pioneer Way within Spring Valley. MN/nm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by

aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0021-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

20. TM-25-500004-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 19 single-family residential lots and common lots on 2.41 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Pioneer Way, 330 feet north of Oquendo Road within Spring Valley. MN/nm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0021-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

21. TM-25-500005-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 36 single-family residential lots and common lots on 4.62 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Oquendo Road and the west side of Pioneer Way within Spring Valley. MN/nm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

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.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0021-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

22. ZC-25-0036-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 4.18 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley (description on file). MN/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0022-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

23. VS-25-0038-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON a portion of right-of-way being Monte Cristo Way located between Russell Road and Foolish Pleasure Drive; a portion of right-of-way being Russell Road located between Monte Cristo Way and Pioneer Way; and a portion of right-of-way being Pioneer Way located between Russell Road and Foolish Pleasure Drive within Spring Valley (description on file). MN/nm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

24. DR-25-0037-COUNTY OF CLARK (AVIATION):

DESIGN REVIEW for a single-family residential development on 4.18 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley. MN/nm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0022-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

25. TM-25-500006-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 32 single-family residential lots and common lots on 4.18 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley. MN/nm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

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.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0022-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

26. ZC-25-0050-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 4.78 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way within Spring Valley (description on file). JJ/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- 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 #0023-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

27. VS-25-0049-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Peace Way and Tropicana Avenue, and between Lone Mesa Drive and El Capitan Way; and a portion of right-of-way being Lone Mesa Drive located between Peace Way and Tropicana Avenue within Spring Valley (description on file). JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

28. DR-25-0051-COUNTY OF CLARK (AVIATION):

DESIGN REVIEW for a single-family residential development on 4.78 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way within Spring Valley. JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0023-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

29. TM-25-500010-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 36 single-family residential lots and common lots on 4.78 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way within Spring Valley. JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0023-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

30. ZC-25-0056-SILVER HINSON, LLC:

ZONE CHANGE to reclassify 0.89 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/rk (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents Page 20 of 48 wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0487-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

31. VS-25-0058-SILVER HINSON, LLC:

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

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

32. WS-25-0057-SILVER HINSON, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce street intersection off-set.

DESIGN REVIEW for a single-family residential development on 0.89 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/bb/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0487-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

33. TM-25-500013-SILVER HINSON, LLC:

TENTATIVE MAP consisting of 7 single-family residential lots and common lots on 0.89 acres in RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/bb/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0487-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

34. ORD-24-900864: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LV WS Meyer, LLC for a multi-family development, Warm Springs & Meyers Multi-Family Project, on 14.3 acres, generally located on the south side of Warm Springs Road 270 feet west of Buffalo Drive within Spring Valley. MN/jad (For possible action)

ACTION: ADOPTED (ORDINANCE 5228).

35. ORD-24-900878: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada Inc. for a single-family residential development on 5.0 acres, generally located south of Pebble Road and west of Monte Cristo Way within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5230).

36. ORD-24-900886: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas Inc. for a single-family residential development on 5.1 acres, generally located west of Valley View Boulevard and south of Le Baron Avenue within Enterprise. JJ/dd (For possible action)

ACTION: WITHDRAWN (PER STAFF).

37. ORD-24-900918: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Charismatic Land LLC for a single-family residential development on 1.0 acre, generally located north of Levi Avenue and west of Charismatic Court within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5229).

SEC. 5. NON-ROUTINE ACTION ITEMS 38 THROUGH 79

(Companion Items 38, 39, and 40)

38. UC-25-0019-STANLEY INVESTMENT, LLC:

USE PERMIT to allow a cannabis establishment (cultivation facility).

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a proposed cannabis establishment (cultivation facility) to an area subject to residential adjacency in conjunction with an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 39 AND 40).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- A valid Clark County business license must be issued for the cannabis cultivation facility within 2 years of approval or the application will expire unless extended with approval of an extension of time;
- To prevent odor nuisances, an indoor odor control plan must be submitted to the Clark County Department of Environment and Sustainability;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance to ensure compliance with condition of approval of WS-1564-00.

- 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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

So next are the routine action items, which consists of Items 38 through 40. Oh Sorry, the non-routine and companion Items 38 through 40.

- Item 38, UC-25-0019, use permit to allow a cannabis establishment (cultivation facility). Waiver of development standards to reduce the separation from a proposed cannabis establishment (cultivation facility) to an area subject to residential adjacency in conjunction with an existing industrial complex on 0.5 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 and APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue, (alignment) within Sunrise Manor.
- Item 39, UC-25-0020, use permit to allow cannabis establishment (production facility). Waiver of development standards to reduce the separation from a proposed cannabis establishment (production facility) to an area subject to residential adjacency in conjunction with an existing industrial complex on 0.5 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 and APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue, (alignment) within Sunrise Manor.
- And then Item 40, UC-25-0021 use permit to allow cannabis establishment of (distributor) in conjunction with an existing industrial complex on 0.5 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 and APZ-2) Overlay. Generally located on the east side of Abels Lane and 15 feet south of Cartier Avenue (alignment) within Sunrise Manor.

TICK SEGERBLOM

Good morning.

ALICIA ASHCRAFT

Good morning. Thank you Chair Segerblom, Commissioners. Alicia Ashcraft of the law firm of Ashcraft and Barr 9205 West Russell Road on behalf of the applicant Nabby Six. As indicated, these items are for

co-located cannabis cultivation, production and distribution establishments. And Items 38 and 39, the cultivation and production use permits include the waiver of development standards due to the proximity to residential. I would like to thank and acknowledge planners Julie Rowland and Nagar Masumi for their work on this. They were wonderful to work with. Staff has recommended approval as has the Sunrise Manor Town Board. I'm happy to answer any questions you may have and request your approval.

TICK SEGERBLOM

All right. Does that complete your presentation?

ALICIA ASHCRAFT

Yes. Thank you.

MOTION

TICK SEGERBLOM

All right, this is a public hearing. Anyone here wishing to speak on this item? Seeing no one, we'll close the public hearing. And this is in my district. Normally this would've just been on the consent calendar, but because it involves marijuana, we make sure everything comes for a public hearing. So this has been a public hearing. There's been no objections. I've reviewed the project and I think it's appropriate, so I would move for approval of the three items.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you so much.

ALICIA ASHCRAFT

Thanks so much.

39. UC-25-0020-STANLEY INVESTMENT, LLC:

USE PERMIT to allow a cannabis establishment (production facility).

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a proposed cannabis establishment (production facility) to an area subject to residential adjacency in conjunction with an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 38 AND 40).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- A valid Clark County business license must be issued for the cannabis production facility within 2 years of approval or the application will expire unless extended with approval of an extension of time;
- To prevent odor nuisances, an indoor odor control plan must be submitted to the Clark County Department of Environment and Sustainability;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance to ensure compliance with condition of approval of WS-1564-00.
- 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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.

40. UC-25-0021-STANLEY INVESTMENT, LLC:

USE PERMIT to allow a cannabis establishment (distributor) in conjunction an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action)

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

- A valid Clark County business license must be issued for a cannabis distributor within 2 years of approval or the application will expire unless extended with approval of an extension of time;
- To prevent odor nuisances, an indoor odor control plan must be submitted to the Clark County Department of Environment and Sustainability;

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance to ensure compliance with condition of approval of WS-1564-00.
- 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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.

(Companion Items 41, 42, and 43)

41. VS-24-0761-SANDBAGGERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rafael Rivera Way and Wagon Trail Avenue, and between Montessori Street (alignment) and Rainbow Boulevard; a portion of right-of-way being Rafael Rivera Way located between Montessori Street (alignment) and Rainbow Boulevard; and a portion of right-of-way being Wagon Trail Avenue located between Montessori Street (alignment) and Rainbow Boulevard within Spring Valley (description on file). MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 42 AND 43).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include a portion of Rafael Rivera Way;
- 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 Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 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.

SAMI REAL

Next are companion Items 41 through 43.

- Item 41, VS-24-0761, vacate and abandon easements of interest to Clark County between Rafael Rivera Way and Wagon Trail Avenue and between Montessori Street (alignment) and Rainbow Boulevard; a portion of right-of-way being Rafael Rivera Way located between Montessori Street (alignment) and Rainbow Boulevard; and a portion of right of way being Wagon Trail Avenue located between Montessori (alignment) and Rainbow Boulevard within Spring Valley.
- Item 42, UC-24-0760, use permit for a vehicle maintenance and repair. Waivers of development standards for the following: reduced buffering and screening, modify residential adjacency standards, and allow modified driveway design standards. Design reviews for the following: an alternative landscape plan, and vehicle sales repair, and maintenance, and outdoor storage facility on 4.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Rafael Rivera Way and the east side of Montessori Street (alignment) within Spring Valley.
- And then Item 43, TM-24-500165, tentative map consisting of one commercial lot on 4.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Rafael Rivera Way and the east side of Montessori Street (alignment) within Spring Valley.

TICK SEGERBLOM

Good morning.

PAUL LARSEN

Good morning. Paul Larsen of the law firm Black and Wadhams representing the applicant. Before you, you see a rendering of the proposed automobile dealership. This is a proposed McLaren automobile dealership at Rafael Rivera just west of Rainbow Boulevard. You can see the dealership has display windows here, which are opaque. We will be submitting at some point in the future a sign plan, but currently we're not proposing signs. We do have decorative roll-up doors that will be facing Rafael Rivera, but those are simply for ingress/egress to the drop-off area. Those will not be left open on a permanent basis. And as I said before, they are decorative. We're happy to have recommendation for approval for the vacation of the easement that - I can direct your attention to the overhead. This would be the building. Here's our west property line. There is a current easement for the Montessori Road alignment as

well as a Southern Nevada Water District water main easement that runs along that property line. We are happy to accept the, if approved, conditions for the vacation of the easement, but the two waivers that I'd like to address this morning are a result of the property being on a Water District easement. Because of that easement, we cannot build any structures or intensive landscape in the easement. We have approached the Water District and not gotten any consent to do anything other than minimal landscaping. So as a result, we do have to ask for alternative landscaping on our west property line. We can't build any retaining walls, any structures, so that's why we're asking for the residential adjacency waiver on our west property line.

The staff recommendation has asked for more intensive landscaping than we originally proposed. This part of the property actually abuts — there we go. This is our property. This is a property to the immediate west. There's a currently developed office building to the south end of the neighboring parcel, a parking garage to the immediate north of that, and an undeveloped parcel that is currently approved for residential. As a result, this entire parcel is considered residential, despite the fact two-thirds of it has been already developed for commercial.

What we're proposing to do is to match the landscaping between our property and the residential, or excuse me, the commercial buildings so that we're not constructing any structures or intensive landscaping in the Water District easement. But at the same time, we're providing a matching landscaping that is to our immediate west. The issue here is the undeveloped portion of our property, which we currently have no plans to develop, would be abutting the residential property or the residential pad to our immediate west.

We'd originally proposed a line of trees. The trees you see that are not in color was our original proposal. The staff recommendation is for more intensive landscaping, so we've put two rows of offset trees to provide a visual buffer between our property and the proposed residential pad. In addition, when we presented to the Town Board, the Town Board expressed concerns about this portion of the property is paved. It's not striped for parking, but it's paved for drainage purposes. It slopes into a swale that drains the property here. To address their concerns about heat islands, we are proposing mature large trees that would provide shade for the northern portion of the property. The southern portion of that particular paved area is already in shade because of the sun block provided by the building. So if you combine those two proposals to address the staff concern as well as the Town Board concern, we have this, which is what we're proposing this morning, to address those concerns, which would be more intensive landscaping on the west border and mature trees in the paving area in the middle of the property, which would provide shade and mitigate the heat island in effect.

So, at that, we're happy to answer any questions. We do accept the, if approved, conditions for the tentative map for the vacation and for the use permit. And at that, I'm happy to answer any questions you might have.

TICK SEGERBLOM

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

MICHAEL NAFT

Thank you, Mr. Chairman. Thank you for the presentation. It's certainly my view that the two conditions that you've offered up mitigate both the residential adjacency issue and the heat island impact. But Ms. Real, do we need to approve it per plan submitted? I don't think your staff has reviewed this, correct?

SAMI REAL

Correct. We don't have these plans. I can modify the conditions to address what the proposal is without revised plans. So, I think we're covered there.

MOTION

MICHAEL NAFT

Okay, then I'll go ahead and move for approval. Of Items 41, 42 and 43.

TICK SEGERBLOM

There's a motion. Cast your votes.

SAMI REAL

Sorry. So, to clarify with the added conditions to reflect the landscaping as it was presented today.

MICHAEL NAFT

With the two conditions stated by the applicant for four trees in that center section that will be paved and the landscape buffer up against the residential.

PAUL LARSEN

And Commissioner Naft, I have an extra set of plans for the staff.

MICHAEL NAFT

Perfect.

PAUL LARSEN

Just for the record.

MICHAEL NAFT

Yep, pass it to the clerk on your — or right over there.

PAUL LARSEN

Thank you.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

PAUL LARSEN

Thank you very much.

TICK SEGERBLOM

You didn't say what kind of cars you selling?

PAUL LARSEN

I actually did, McLaren.

TICK SEGERBLOM

Oh.

PAUL LARSEN

High-end automobiles, so.

TICK SEGERBLOM

I'm sure our staff will love to go buy some. Thank you.

PAUL LARSEN

Thank you.

42. UC-24-0760-SANDBAGGERS, LLC:

USE PERMIT for vehicle maintenance and repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) an alternative landscape plan; and 2) vehicles sales, repair, maintenance, and outdoor storage facility on 4.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Rafael Rivera Way and the east side of Montessori Street (alignment) within Spring Valley. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 41 AND 43).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 4 large trees to be provided south of Parcel 1, and a double row of off-set trees to be provided on the east side of Parcel 1, as shown on plans on file and presented at the March 5, 2025 Zoning meeting;
- Provide three, 5 gallon shrubs spaced a minimum of 30 feet apart within the space between the current and future property lines along Rafael Rivera Way;
- 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; 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 a portion of Rafael Rivera Way;
- 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 Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0289-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

43. TM-24-500165-SANDBAGGERS, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 4.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Rafael Rivera Way and the east side of Montessori Street (alignment) within Spring Valley. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 41 AND 42).

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 a portion of Rafael Rivera Way;

- 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 Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 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.

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 #0289-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 44 and 45)

44. VS-25-0015-ASSOCIATION BUDDHIST CENTER USA, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue and between Miller Lane and Buffalo Drive within Enterprise (description on file).
JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 45).

CONDITIONS OF APPROVAL –
Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- The installation of detached sidewalks will require the 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.

Fire Prevention Bureau

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

SAMI REAL

Next are companion Items 44 and 45.

- Item 44, VS-25-0015, vacant and abandon easements of interest to Clark County located between Camaro Avenue and Wigwam Avenue and between Miller Lane and Buffalo Drive within Enterprise.
- Item 45, WS-25-0016, waivers of development standards for the following: increased building height, waived residential adjacency standards, reduced buffering and screening, and reduced departure distance. And then design review for a place of worship on five acres and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise.

TICK SEGERBLOM

Good morning.

MR. ZHANG

Morning. (inaudible) Zhang for Buddha Center USA. There's four waivers where I —

TICK SEGERBLOM

I'm sorry, you need to spell your last name.

MR. ZHANG

Zhang. Z as in Zebra, H-A-N-G.

TICK SEGERBLOM

All right, thank you.

MR. ZHANG

Thank you. The first and second waiver we're looking at is the height for the Buddhist and also the front entrance, not the whole building, just the front entrance from 35 to 45, and then the third is for the buffering from 15 feet to five. But everything right here is according to the standard, which is 15 feet. This small section right here is the only one that, because of the entrance that we have to change to five, and this is the only section it is. Then the fourth waiver is for the departure from 190 feet to 176. That's right here as well.

TICK SEGERBLOM

Does that complete your presentation?

MR. ZHANG

Yes.

TICK SEGERBLOM

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

MOTION

JUSTIN JONES

Thank you, Mr. Chair, and thank you for presentation. I think you guys have tried to work with neighbors as well as possible and so I'll go ahead and move for approval. Agenda Items 44 and 45.

TICK SEGERBLOM

There's a motion for approval. Cast your vote. And this appears to be a very impressive temple, So, thank you so much.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

45. WS-25-0016-ASSOCIATION BUDDHIST CENTER USA, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) waive residential adjacency standards; 3) reduce buffering and screening; and 4) reduce departure distance. DESIGN REVIEW for a place of worship on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 44).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge the waivers of development standards and design review portions of UC-20-0338;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- Coordinate with Martha Rios in Public Works - Traffic Division for the Buffalo Drive at Wigwam Avenue Project;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0040-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

46. WC-25-400002 (UC-23-0362)-215 PROPERTY, LLC:

WAIVER OF CONDITIONS of a use permit requiring to add an additional row of trees per Figure 30.64-12 along the west property line in conjunction with a vehicle sales, vehicle wash, and vehicle maintenance facility on 8.6 acres in a CG (Commercial General) Zone and an IP (Industrial Park) Zone. Generally located on the north side of Rafael Rivera Way, 350 feet west of Warbonnet Way within Spring Valley. MN/nai/kh (For possible action)

ACTION: APPROVED.

SAMI REAL

Next is Item 46, WC-25-400002 for (UC-23-0362), waiver of conditions of a use permit requiring to add an additional row of trees per figure 30.64-12 along the west property line in conjunction with a vehicle sale, vehicle wash, and vehicle maintenance facility on 8.6 acres in a CG (Commercial General) Zone and an IP (Industrial Park) Zone. Generally located on the north side of the Rafael Rivera Way, 350 feet west of Warbonnet Way within Spring Valley.

TICK SEGERBLOM

Good morning.

DERRICK WILLIAMS

Hi, hi, good morning. Ready for a story?

TICK SEGERBLOM

Okay.

DERRICK WILLIAMS

Oh, Derek Williams. I'm with Boyd Martin Construction, the contractor.

TICK SEGERBLOM

And spell your last name, please.

DERRICK WILLIAMS

Williams, W-I-L-L-I-A-M-S.

TICK SEGERBLOM

Great, thank you.

DERRICK WILLIAMS

All right, so I'll tell you a quick story. So, we built the most beautiful Nissan dealership you've ever seen. If you haven't seen it, you should go see it and then you'll agree with me. As we're going for final inspections, we had our landscape inspection and found out that our approved plans, which you should see on the screen, yeah, that our approved plans must have missed a condition of approval from the Notice of Final Action (NOFA). The NOFA required two rows of trees to be installed along that west property line. See, right along there? In the 10-foot landscape buffer that we have there. Apparently, our designers didn't get that note or they missed it and they designed a single row of trees, which is exactly what we built. Very well-built by the way, if I do say so. So, what we have now is a single row of trees spaced 20 feet apart.

You can see — Here's a view from the neighboring property. For visual barriers there's also, of course, there's covered automobile parking there. They have trees on their side as well. And here is a view from our side of the wall. Don't judge the trees yet. They're brand new. At full maturity, they'll have a 25-foot wingspan there or a diameter and at 20-foot on center planted, that'll overlap very well. So, the issue that we're up against, and throw this back up here, is that trying to throw in another row of trees is going to be incredibly difficult at this point. We've got a 10-foot landscape easement. There's a great difference between the two properties for a portion of it, at least this front portion. So, we've got a retaining wall on one side, so we've got a footing coming into that easement, not easement, I'm sorry, that landscape buffer.

On the other side, of course, we have a curb for the pavement, and we've got a big root ball on a big tree that just doesn't want to get too close to a curb or to a wall. So, the most we'd be able to get is a foot or two in any direction to be able to offset these trees. And then this entire kind of south end here, the north end, I'm sorry, got my directions mixed up. That entire north end has utilities also in that same easement, or not easement, I keep saying that the same planter area. So what we're requesting is that we just maintain what our permitted plans showed us to do, which is a single line of trees, with a 20-foot on center through that landscape buffer and omit trying to put in a second row of trees that doesn't really fit and which would be a huge interruption to an operating business that is trying to sell you a Nissan right now. So that's the request and I'm here to take any questions.

TICK SEGERBLOM

All right. Does that complete your public hearing?

DERRICK WILLIAMS

It sure does.

TICK SEGERBLOM

I'm sorry, does that complete your presentation? This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, we'll close the public hearing. Turn it over to Commissioner Jones, I'm sorry Commissioner Naft.

MOTION

MICHAEL NAFT

No, thank you. Happy to pass this one on though. I was made aware of this very, very early on in the process. I've been on site three times now and have looked at this. While it kind of pains me because your designers or the designers should have followed the NOFA, I do understand the practical reality of where we're at now. So, I support the item and move for approval of Item 46.

TICK SEGERBLOM

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

VOTE

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

TICK SEGERBLOM

That motion passes. Thank you.

DERRICK WILLIAMS

Thank you much, appreciate you.

47. **WS-24-0756-LAS VEGAS AIRPORT CENTER, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce setbacks; 3) increase lot coverage; 4) eliminate street landscaping; 5) eliminate parking lot landscaping; 6) allow modified driveway design standards; 7) allow modified street standards; and 8) allow non-standard commercial driveways to remain.

DESIGN REVIEW for a parking garage addition in conjunction with an existing shopping center on 2.76 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Paradise Road and the south side of Bell Drive within Paradise. JG/hw/kh (For possible action)

ACTION: APPROVAL WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge WS-23-0417;
- 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

- 30 days to coordinate with Public Works - Construction Division and to dedicate any necessary right-of-way and easements for the Tropicana and University Center DDI improvement project;
- 90 days to record said separate document for the Tropicana and University Center DDI improvement project.

Department of Aviation

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

Fire Prevention Bureau

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

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 #0319-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next is Item 47, WS-24-0756, waivers of development standards for the following: increased building height, reduce setbacks, increase lot coverage, eliminate street landscaping, eliminate parking lot landscaping, allow modified driveway design standards, allow modified street standards, and allow non-standard commercial driveways to remain. Design Review for a parking garage addition in conjunction with an existing shopping center on 2.76 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located on the east side of Paradise Road and the south side of Bell Drive within Paradise.

TICK SEGERBLOM

Good morning.

STAR MERMEJO

Hi, good morning. My name is Star Mermejo, M-E-R-M-E-J-O. And I represent Las Vegas Airport Center and Dapper Development. And Jay is on his way, and he asked me to ask you if we can trail this item so that he can present. He is literally pulling into the parking lot.

TICK SEGERBLOM

Yeah. Yeah, that's no problem. Thank you.

STAR MERMEJO

Thank you so much. I appreciate it. Thank you.

(Trailed and heard after Item 51)

SAMI REAL

We'll go back to Item 47. I already read it into the record, so yeah.

TICK SEGERBLOM

There's the man of the hour.

JAY DAPPER

Hello, good afternoon. Good morning, Commissioners. How are you today?

TICK SEGERBLOM

Good.

JAY DAPPER

My name is Jay Dapper, and I am here, and my address is 5030 Paradise Road, Suite C 215 and I am here on Item 40. I believe it's 47 on your agenda. Apologize, I was running a little late. Sami, is it Item 47?

SAMI REAL

That's correct. It's Item 47.

JAY DAPPER

Okay, Item 47, which is the airport center that you can see on your screen. I'm here for an application to raise our parking garage a couple of additional floors. I was here previously in 2023 where we received approval at Town Board and then the Board of County Commissioners for this project. The project itself is the same as it was presented back then.

Since then, we learned of the expansion of the airport. We went and met with the airport folks and found out that they were going to be expanding the Terminal One directly across the street from us. One of the things that they mentioned to us is the lack of parking at the airport, which we already knew about. They wanted to find out if there was a possibility that we could potentially expand our garage and add some additional parking.

So, we went through the process of contacting the Federal Aviation Administration (FAA) to see if that was a possibility because we had to go higher up. We submitted an application to the FAA to raise the height of our garage. We received the approval from the FAA and then we turned in an application with Harry Reid Airport to get the director's permit to also raise the height of the garage. We received that approval and then submitted for entitlements to go a little bit higher for our garage.

So, if you can see up on your screen, this is a rendering of what the garage looks like that was previously approved. The elevation of the new garage is here up on the screen. So, we are asking for a waiver for the higher height. There is some residential directly behind us, which is some apartment complexes. I did go and speak with the owners and even some of the residents of those apartment complexes that are there. They've been there for probably 50 years or longer. They do sit right at the edge of the airport and seems like it's a transition area that's changing. I know that the airport has been buying up some of the properties around there and knocking down some houses. But nobody seemed to have any opposition to the additional height that we're seeking.

We attended the Town Board meeting on February 11, 2025, where we received their unanimous approval or recommendation for approval. I'm here seeking your approval today.

TICK SEGERBLOM

Thank you. That completes your public hearing. That completes your presentation. We'll now have a public comment. Anyone here wish to speak on this item? See no one. We'll turn it over to Commissioner Gibson.

MOTION

JIM GIBSON

Thank you, Mr. Chair. So, we've looked at this, we looked at it back a couple of years ago and it felt like it was something that would work, particularly given the challenges at the airport. I'm of the same mind today. So, Mr. Chair, I move approval of the items subject to the if approved, the staff if approved conditions.

TICK SEGERBLOM

There's a motion for approval. Cast your vote. While we're waiting, Mr. Dapper, we appreciate you coming to the County and you're always welcome.

JAY DAPPER

Thank you. I appreciate it.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

JAY DAPPER

Thank you very much. Hope you guys have a great day.

(Companion Items 48 and 49)

48. WS-24-0770-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate street landscaping; 3) modify Neighborhood Protection (RNP) Overlay standards; and 4) waive full off-site improvements.

DESIGN REVIEW for a single-family residential development on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southside of Warm Springs Road and on the east and west sides of Hinson Street within Enterprise. MN/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 49).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Applicant to construct a detached 5 foot wide asphalt walking path along Warm Springs Road, Hinson Street, Mardon Avenue, and Schuster Street;
- Drainage study and compliance;
- Traffic 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 Warm Springs Road improvement project;

- 30 days upon conveyance of the land to record said separate document for the Warm Springs Road improvement project;
- Applicant shall enter into a cost participation agreement for future Warm Springs Road improvements.

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.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; 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 #0011-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

So, we'll move on to companion Items 48 and 49.

- Item 48, WS-24-0770. Waivers of development standards for the following: reduced setback, eliminate street landscaping, modify Neighborhood Protection (RNP) Overlay standards, and waive full off-site improvements. Design review for a single-family residential development on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southside of Warm Springs Road and on the east side and west sides of Hinson Street within Enterprise.

- Item 49, TM-24-500168. Tentative map consisting of 28 single-family residential lots on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south of Warm Springs Road and the east and west sides of Hinson Street within Enterprise.

TICK SEGERBLOM

Good morning.

TONY CELESTE

Good morning, Commissioners. My name is Tony Celeste. Address 1980 Festival Plaza Drive here on behalf of the applicant Pulte Homes. As you can see from the aerial, our site is highlighted here in yellow. I'll wait for them to catch up here. As you can see, our site is highlighted here in yellow. It's just over 14 acres. It is bisected by Hinson.

This application is on behalf of Pulte. Pulte was the winning bidder of one of the recent Department of Aviation auction and is now coming into build a 28 lot single-family residential development. The property is located in the Rural Neighborhood Overlay, as well as the RNP one. We are building to that less than two units to the acre. We are building to the required lot size.

What the waivers here are with respect to is our front yard setback. If this were processed under the prior code, Title 30, our front setbacks would actually been met at that time. You could measure to the center of the private street. In this case, the new rendition of Title 30 did not include that provision. However, Town Board and all of our neighbors in the area like this product, like this property, like this project, and agreed that it was compatible with the area. We do have Town Board's recommendation of approval on this. With that I'm happy to answer any questions you may have.

TICK SEGERBLOM

This is a public hearing. Anyone here wishing to speak on this item? I see no one. We'll turn it over to Commissioner Naft.

MOTION

MICHAEL NAFT

Thank you, Mr. Chairman. To have no opposition on an item in Western trails is a pretty special thing, so I agree with the neighbors who you've interacted with for a while now. The only condition I would want added is the detached five-foot asphalt path.

TONY CELESTE

We agreed to that Town Board, and we agreed to that tonight.

MICHAEL NAFT

That's already reflected in the Item, Antonio

ANTONIO PAPAIZAN

Commissioner, it was not. I was going to ask if you'd like to add that condition.

MICHAEL NAFT

I do. So, my motion for Items 48 and 49 is for approval with the addition of a five-foot detached asphalt path.

TONY CELESTE

We agree to that.

MICHAEL NAFT

Thank you.

TICK SEGERBLOM

There's a motion for approval. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

49. TM-24-500168-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 28 single-family residential lots on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south of Warm Springs Road and the east and west sides of Hinson Street within Enterprise. MN/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 48).

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 construct a detached 5 foot wide asphalt walking path along Warm Springs Road, Hinson Street, Mardon Avenue, and Schuster Street;
- Drainage study and compliance;
- Traffic 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 Warm Springs Road improvement project;
- 30 days upon conveyance of the land to record said separate document for the Warm Springs Road improvement project;

- Applicant shall enter into a cost participation agreement for future Warm Springs Road improvements.

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.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0011-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 50 and 51)

50. WS-25-0039-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate street landscaping; 3) modify Neighborhood Protection (RNP) Overlay standards; and 4) waive full off-site improvements.

DESIGN REVIEW for a single-family residential development on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Maulding Avenue and the east and west sides of Schirlls Street within Enterprise. MN/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 51).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Applicant to construct a detached 5 foot wide asphalt walking path along Arville Street, Eldorado Lane, Hinson Street, Schrills Street, and Maulding Avenue;
- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0027-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

I'm going to move on to Items 51 and 52, or sorry, 50 and 51 before we go back to Item 47. So, Companion Items 50 and 51.

- Item 50, WS-25-0039, waivers of development standards for the following: reduced setback, eliminate street landscaping, modify Neighborhood Protection (RNP) Overlay standards, and waive full off-site improvements. Design review for a single-family residential development on

12.45 acres in an RS20 (Residential Single Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Maulding Avenue and the east and west sides of Schirlls Street within Enterprise.

- Then Item 51, TM-25-500007. Tentative map consisting of 24 single-family residential lots, 12.45 acres in an RS20 (Residential Single Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Maulding Avenue and the east and west sides of Schirlls Street within Enterprise.

TICK SEGERBLOM

Good morning.

TONY CELESTE

Good morning again Commissioners. Tony Celeste 1980 Festival Plaza Drive here again on behalf of Pulte. This site is actually just south to the previous items. These were the previous items. This site right here is a little over 12 acres. It is bisected by Schirlls. A very similar set of circumstances to the prior one. We are again building in the RNP, we're the successful bidder from the Department of Aviation auction. In this case we are building 24 homes, 12 on the west side of Schirlls and 12 on the east side of Schirlls. Again, same waivers with respect to the front yard setback and we do agree to that condition with respect to the five-foot asphalt. Happy to answer any questions you may have.

TICK SEGERBLOM

This is a public hearing. Anyone here wishing to speak on the item? Seeing no one will. Close the public hearing, turn it over to Commissioner Naft.

MOTION

MICHAEL NAFT

Thank you, Mr. Chairman. As Mr. Celeste indicated, we would apply the same five-foot detached asphalt path to the items. Move for approval of Item 50 and 51.

TICK SEGERBLOM

There's a motion for approval, cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

TONY CELESTE

Thank you.

51. TM-25-500007-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 24 single-family residential lots on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Maulding Avenue and the east and west sides of Schirlls Street within Enterprise. MN/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 50).

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 construct a detached 5 foot wide asphalt walking path along Arville Street, Eldorado Lane, Hinson Street, Schirlls Street, and Maulding Avenue;
- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0027-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 52, 53, 54, 55, and 56)

52. PA-24-700039-DESERT INN SQUARE, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Mid-Intensity Suburban Neighborhood (MN) on 5.00 acres. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-3-5-25-2; COMPANION ITEMS 53, 54, 55, AND 56).

SAMI REAL

Next are companion Items 52 through 56.

- Item 52, PA-24-700039. Plan amendment to redesignate the existing land use category from Business Employment to Mid-Intensity Suburban Neighborhood on five acres. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley.
- Item 53, ZC-24-0717. Zone change to reclassify 5 acres from a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley.
- Item 54, VS-24-0718. Vacant and abandon easements of interest to Clark County located between Arby Avenue and Warm Springs Road and between Cimarron Road and Myers Street within Spring Valley.
- Item 55, WS-24-0719. Waivers of development standards for the following: reduce rear setback and increase retaining wall height and Design Review for a single-family residential development on 5.17 acres and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley.
- Item 56, TM-24-500155. Tentative map consisting of 40 single-family residential lots and common lots, 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 west of Myers Street within Spring Valley.

TICK SEGERBLOM

Good morning.

STEPHANIE GRONAUER

Good morning, Mr. Chairman, Commissioner Stephanie Gronauer, 1980 Festival Plaza Drive here on behalf of the applicant, Lennar Homes. This property is a little over five acres on the north side of Warm Springs, just to the east of Cimarron. The St. Rose Hospital is located right here. There's a commercial center on the corner and then residential to the north and east of the property. To the south of the site is an approved R4 multifamily development, so eventually there'll be apartments across the street. As you can see this is an infill parcel. It's a unique parcel because it's master planned and zoned differently. The master plan on it is business employment, so industrial, the zoning is commercial general, you can see, and the intent was eventually this commercial center would expand over and be a part of this site. That hasn't happened and so now it's an infill parcel.

The proposal today is to do exactly what you see here in orange. The RS 3.3. Certainly, it's compatible with the area since that's what's to the north and to the east of it. We really appreciate staff recommending approval of both the plan amendment and the zone change. It'll be a good addition, and especially for an infill site, it's a good residential development to add to the area.

This is the plan that's before you. It's a proposed 40 lot subdivision with access. The only access is on Warm Springs. It's the only opportunity for access, again, because it's infill. With infill comes some challenges with respect to development. There's no opportunity to sewer to the north. They did try to see if they could get an easement to the north, but it's not large enough. So, they'll have to sewer to warm Springs, which does require some added height in this back corner and that's the reason for one of the waivers with respect to the retaining wall.

We are asking for an additional retaining mostly in this corner back here. I have an exhibit to show you kind of what it looks like. First of all, just to show you what it looks like today. You can see the development to the east has been built and actually dug down pretty significantly. They have a bunch of retaining on their side of the wall on their east side, and you can see they've got a low wall on our side. So, we're going to have to retain that dirt and then raise that corner slightly.

The exhibit for that particular lot in the corner is shown right here, so that's lot 13 in that corner, our proposed lot. This is the existing condition on the east side you can see they've got retaining and then their screen wall, and it's really low on our side, so we'll have a redundant wall that will go adjacent to it. We'll have to do some retaining, and then a wall about 4.8 feet will be exposed on that east side.

What we would like to do is have a little bit of flexibility to work with those neighbors to the east. No one has come to any of the hearings. So, moving forward, as we start to develop this site, if it's approved, we'd like to have the flexibility to potentially do some view fencing on top of that. I'm not sure if those neighbors would prefer privacy and having that larger wall or if they'd prefer some light and some view fencing. Lennar's fine either way. I did email Sami about adding a condition that would just allow Lennar to potentially do view fencing if that's what the neighbors desire. But the condition is needed. There's no room, as you can see, to tear the wall on this property because of the constraints and the infill nature of the site. But I do think that potential view fencing could mitigate these neighbors to the east.

The other waiver is just there's eight lots internal to the site with a slightly reduced rear yard. Obviously, the home buyers will know that they're buying a slightly reduced rear yard. A couple of the lots are wider than the other home sites, so they'll have a little bit wider lot, just not as deep of a lot. So that's the second waiver request.

The Planning Commission unanimously approved the application, and we'd ask for your approval today with that additional condition that I suggested, potentially just allowing the option for view fencing for any wall that's over the total nine feet within this community. With that said, I'm happy to answer any questions.

TICK SEGERBLOM

Thank you. This is a public hearing, anyone here wishing to speak on this item? See no one. We'll close the public hearing and turn over to Commissioner Naft.

MICHAEL NAFT

Thank you, Mr. Chairman, I appreciate you focusing your presentation on that potential for the 14-foot wall and the need for it, and for making an extra effort to reach out to those really two property owners. I

support the desire to have the flexibility. I'm not sure that you need it. I'll ask Director Real to chime in on that. I think code probably allows for that flexibility, but if you could read that.

SAMI REAL

That's correct. So, we can add a condition saying that the applicant may install the view fencing on top of a wall. However, code currently allows view fencing, so we don't need to add that condition. But if the applicant or the board feels more comfortable adding that, just so it's known that it's an option, that's acceptable.

MICHAEL NAFT

Okay, I'm fine. Not adding it as a condition, knowing that it's implied and knowing that the record of this meeting is clear that it's my desire if those neighbors should become engaged in this project once construction commences, there'd be an opportunity for a decision at that point to be made, whether to go view fencing or a hard wall on the four feet, eight inches.

STEPHANIE GRONAUER:

Okay, sounds good.

MOTION

MICHAEL NAFT

All right, thank you. Then with those comments, my motion is for approval of Item 52, 53, 54, 55, and 56.

TICK SEGERBLOM

There's a motion, cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes. Thank you.

STEPHANIE GRONAUER

Thank you very much.

53. ZC-24-0717-DESERT INN SQUARE, LLC:

ZONE CHANGE to reclassify 5.00 acres from a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley (description on file). MN/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 52, 54, 55, AND 56).

CONDITIONS OF APPROVAL –

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0186-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

54. VS-24-0718-DESERT INN SQUARE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Cimarron Road and Myers Street within Spring Valley (description on file). MN/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 52, 53, 55, AND 56).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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.

55. WS-24-0719-DESERT INN SQUARE, LLC:

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

DESIGN REVIEW for a single-family residential development on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 52,53, 54, AND 56).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without a Certificate of Compliance;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised within 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 Warm Springs Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0186-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

56. TM-24-500155-DESERT INN SQUARE, LLC:

TENTATIVE MAP consisting of 40 single-family residential lots and common lots on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 52, 53, 54, AND 55).

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 Warm Springs Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0186-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

57. PA-24-700041-WARD, BRANON P & KIDD-WARD, JAMES C.:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 12.9 acres. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/rk (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MARCH 19, 2025, PER THE APPLICANT).

58. ZC-24-0741-WARD, BRANON P & KIDD-WARD, JAMES C.:

ZONE CHANGES for the following: 1) reclassify 12.9 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise (description on file). JJ/rk/(For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MARCH 19, 2025, PER THE APPLICANT).

59. VS-24-0740-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Pebble Road and between Rainbow Boulevard and Belcastro Street; a portion of a right-of-way being Torino Avenue located between Belcastro Street and Rainbow Boulevard; a portion of a right-of-way being Rainbow Boulevard located between Torino Avenue and Pebble Road, a portion of a right-of-way being Pebble Road located between Belcastro Street and Rainbow Boulevard, and a portion of a right-of-way being Rosanna Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jor/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MARCH 19, 2025, PER THE APPLICANT).

60. WS-24-0739-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.

DESIGN REVIEW for a single-family residential subdivision on 12.80 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MARCH 19, 2025, PER THE APPLICANT).

61. TM-24-500159-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:

TENTATIVE MAP consisting of 97 single-family residential lots and common lots on 12.80 acres in RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MARCH 19, 2025, PER THE APPLICANT).

62. ZC-24-0653-GOLDSTRIKE GRID, LLC:

HOLDOVER ZONE CHANGE to reclassify 4.03 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise (description on file). MN/al (For possible action)

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

63. VS-24-0654-GOLDSTRIKE GRID L, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Decatur Boulevard and Edmond Street (alignment), and a portion of right-of-way being Decatur Boulevard located between Warm Springs Road and Mardon Avenue within Enterprise (description on file). MN/rg/kh (For possible action)

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

64. UC-24-0655-GOLDSTRIKE GRID, LLC:

HOLDOVER USE PERMIT for a public utility structures (battery energy storage system).

WAIVER OF DEVELOPMENT STANDARDS for increased structure height.

DESIGN REVIEW for a public utility structure on 4.03 acres in an IP (Industrial Park) Zone. Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise. MN/rg/kh (For possible action)

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

65. ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

HOLDOVER ZONE CHANGE to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 16, 2025 - PER THE APPLICANT TO RETURN TO THE MARCH 26, 2025, ENTERPRISE TOWN BOARD. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

66. VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/sd/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 16, 2025, PER THE APPLICANT TO RETURN TO THE MARCH 26, 2025, ENTERPRISE TOWN BOARD. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

67. WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce buffering and screening; 3) increase maximum parking; 4) reduce drive-thru distance to properties subject to residential adjacency; and 5) allow an attached sidewalk. DESIGN REVIEW for a commercial development on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 16, 2025, PER THE APPLICANT TO RETURN TO THE MARCH 26, 2025, ENTERPRISE TOWN BOARD. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

68. TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 16, 2025, PER THE APPLICANT TO RETURN TO THE MARCH 26, 2025, ENTERPRISE TOWN BOARD).

(Companion Items 69 and 70)

69. ZC-24-0749-KALIFANO DEVELOPMENT, LLC:
ZONE CHANGE to reclassify a portion of 3.08 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise (description on file). JG/rk (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 70).

CONDITIONS OF APPROVAL –

Department of Aviation

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

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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 #0041-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 69 and 70.

- Item 69, ZC-24-0749. Zone change to reclassify a portion of 3.08 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located on the south side of Sunset Road in the east side of Grier Drive within Paradise.
- Item 70, UC-24-0750, amended use permit for an office. Waivers of development standards for the following: reduce setbacks, eliminate parking lot landscaping, reduce street landscaping, eliminate buffering and screening, which is no longer needed, reduce throat depth, allow an attached sidewalk to remain, allow a commercial pan driveway and then Design Review for an office warehouse building on 3.08 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise.

TICK SEGERBLOM

Good morning.

JENNIFER LAZOVICH

Good morning, Jennifer Lazovich, 1980 Festival Plaza Drive. There we go. 1980 Festival Plaza Drive. Here today representing a family that I think are a number of familiar faces to you, they own Kalifano. In the front row with me is Alex, Fahima, and RJ. Very happy to be representing them today.

The location of this project is just south of the airport along Sunset and Grier. This east street is the airport connector tunnel, and it actually sits several feet below how the property sits. This is an interesting piece of property to develop because there is, in some way, a street of some kind on all three sides. You've got Sunset to the north, Grier that curves around here, and then the depressed airport connector tunnel.

We have a number of waivers on the application. A lot of them are being recommended for approval by staff. So, I'm just going to concentrate on a couple of them. One of them is the carports along Grier Drive. We needed to have that waiver. It's again in this location right here with the heat. This is going to be their flagship and their location, both in terms of showroom, as well as warehouse. So having those covered parking stalls right there along Greer, which is where Kalifano will take this side of the property for the

industrial warehouse. This gives you an idea of what that corner will look like that sits on the kind of corner of Grier and Sunset. It's beautiful. This is an office warehouse building, which is almost tough to see when you look at this because it's such a beautiful building. But the Kalifano portion will take on for now. These pieces, the remaining part of the office warehouse could be available for other future tenants.

In addition, along the east side, there is a waiver that we asked for and it does say no longer needed. But I just wanted to note for the record that we aren't providing any landscaping along that airport connector side. Again, the property where we sit is much higher than the airport connector tunnel, which sits much lower. So, I just did want to note for the record again that we don't plan on providing any landscaping on that side because it can't really even be seen from the street, since if you're on the airport connector, you're so much lower than where the site is.

Then the final waiver that I wanted to bring up is the waiver to allow attached sidewalks. What this map shows, if you know this area, it's been a long time developed industrial area. This is one of the remaining vacant pieces that's along there. All the off sites are actually around the site, both along Sunset and Grier. What this map shows you is where all the attached sidewalks are in the area. The entire area is developed with attached sidewalks. So, one of the waivers that we're asking for is to keep the attached sidewalks, which are already installed on this particular site. All of the yellow indicates where attached sidewalks is around us. It's everywhere. If there is a sidewalk at all, it's attached, and we'd like to keep the existing attached sidewalks along Sunset and Grier to be consistent with what's around us.

So, the final part of this, going a little bit in reverse order, just on the south part right here. We actually have two different zoning designations on the site right now. Part of it is IP and part of it is IL. For consistency purposes, we're asking for the entire site to be zoned IL and that is a conforming zone change, and staff is recommending approval of that part of the application. So, with that, I will put that beautiful picture back and be happy to answer any questions.

TICK SEGERBLOM

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

MOTION

JIM GIBSON

Well, I want to congratulate you and your client in particular. First, everything they do is first class. This will really be a wonderful addition to this business park. It's an important and more like a staple in the community. The things that happen over there, this is a great location for them.

We've thought a lot about all of the things that you seek to waive, and I think I'm in agreement with all of them. We hope to get detached sidewalks where we can. It makes sense here, given the use of the property, the fact that everything is installed on the one side, you have the depressed roadway, it makes sense to leave things, I think, how they are. That'll be a part of my motion. With respect to the landscaping, that also makes sense. I think that in fact I would say that the waivers sit well and make sense to me. And so, Mr. Chair, I move approval of item 69 and 70, subject to the staff, if approved, conditions.

TICK SEGERBLOM

All right. There's a motion. Cast your vote. And I wasn't aware, is this replacing your existing building or is this another one? So, we're going to expect a lot of sales out there?

ALEXANDER KALIFANO

God willing.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

Great, thank you so much. That motion passes.

MICHAEL NAFT

I'm a little heartbroken that they're moving from District A to G, but it looks beautiful.

JIM GIBSON

Well, over time we knew that they would be upgrading and-

JIM GIBSON

How many times have you been in a County Commission meeting?

ALEXANDER KALIFANO

This is our second time, Commissioner.

JIM GIBSON

Yeah, so —

ALEXANDER KALIFANO

(Inaudible) second time.

JIM GIBSON

Well, congratulations to you.

ALEXANDER KALIFANO

(Inaudible) raising our family business, so we're proud to be part of the fabric of this community. We hope to make you proud and I'm trying to, we will, and our children will do a even a better job.

JIM GIBSON

Good. Well, we believe that. Thank you.

ALEXANDER KALIFANO

Thank you.

TICK SEGERBLOM

Thank you, I say it. I think the motion passes. I didn't say that. Your motion passes. Thank you.

70. UC-24-0750-KALIFANO DEVELOPMENT, LLC:

AMENDED USE PERMIT for an office.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate parking lot landscaping; 3) reduce street landscaping; 4) eliminate buffering and screening (no longer needed); 5) reduce throat depth; 6) allow an attached sidewalk to remain; and 7) allow a commercial pan driveway. DESIGN REVIEW for an office/warehouse building on 3.08 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise. JG/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 69).

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;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and that off-site improvement permits may be required.

Department of Aviation

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

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0041-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 71 and 72)

71. ZC-25-0022-PLATINUM MANAGEMENT GROUP 14, LLC:

ZONE CHANGE to reclassify 0.18 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay. Generally located on the east side of Pecos Road, 150 feet south of Gowan Road within Sunrise Manor (description on file). WM/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 72).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- 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 #0042-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 71 and 72.

- Item 71, ZC-25-022, zone change to reclassify 0.18 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay. Generally located on the east side of Pecos Road, 150 feet south of Gowan Road within Sunrise Manor.
- Item 72, UC-25-023, use permits for the following gas station and retail. Waivers of Development Standards for the following: reduced street landscaping, reduced buffering and screening, modify residential adjacency standards for trash enclosure, allow attached sidewalks, allow modified driveway design standards and allow modified street standards. Design reviews for the following, a retail building and gas station on 0.55 acres and an IP (Industrial Park) Zone within the Air Environs (AE-75) Overlay. Generally located on the southeast corner of Pecos Road within Gowan Road within Sunrise Manor.

NANCY AMUNDSEN

Good morning, Commissioners. Nancy Amundsen 520 South Fourth Street representing the applicant on these two items. The first item is a rezoning. It's a conforming zone change on a piece of property on the east side of Pecos, just south of Gowan. As you can see it currently holds a residential piece of property. This entire area is in the AE-75 and as many of you know, in fact I know Commissioner Kirkpatrick knows this, up in that area of the county the Nellis Airport Environs does impact a lot of the residential in that area. The County knowing this for a long time has designated this area as business employment, the BE Zoning District, and that's why this is a conforming zone change.

The property owner purchased the property north of this. That's the part of the second application. It was approved in 2015 for a retail center. It was rezoned at the time to MD, which is now IP, and they purchased it. And the property has been being built on and off for the last few years and this property owner purchased it in February of last year hoping to complete the retail center but found that that was not feasible. There were too many issues with it. They purchased the property to the south that we're asking the rezoning on. They're going to demolish the retail center that has been under construction since 2015, and they would like to put in a convenience store with gas pumps.

The proposal is here, I don't know if you can show that on the overhead. The proposal would be for the convenience store to be put on the southernmost piece, if the rezoning is approved, the gas pumps be put closer to the corner. A number of waivers were requested. Staff recommended one in particular to be denied and that would be for allow the six-foot fence to stay on the eastern property line. We would like to withdraw without prejudice that portion of the application. We will put in an eight-foot wall on that side of the property line.

As you can see, they have proposed a tremendous amount of landscaping. The sidewalks are in. We'd like to keep the sidewalks in. Again, this is an area that hopefully will be transitioned in the future, but we do have residential properties all around it. Across the street is North Las Vegas. There's a retail center there and the north-west corner of that intersection has a big industrial complex. And with that, that's the end of my presentation. If you have any questions. Thank you.

TICK SEGERBLOM

I'm sorry. If that is the end of your presentation, this is the public hearing. Looks like we have somebody.

AL ROJAS

Yeah. My name is Al Rojas. I live at 2095 Homestake Mine Court in the city of Sunrise Manor. I consider myself a community advocate to reduce homelessness and increase safety, particularly in Sunrise Manor.

This group came to our Advisory Board meeting, and they presented this. And one of the issues that I want to show that we are seeing a lot of problems here in Clark County is if you see here there's a sidewalk and there's a wall, and you see that landscaping area, these homeless people are taking advantage of these landscaping areas and I brought that to the attention of the advisory board.

These areas in here, I recommended they be very narrow. What we had to do in our association, we had this problem, and they all came and in about three or four days they just created this campsite that was like every homeless person in the community came down there and we decided that one of the issues was that it was too wide, and we had to put rock. We're putting rocks, and now we got a new ordinance that's come up. Thank you for a no camping ordinance where you have to have permission of the owner to camp there, so it'll be easier to control.

I mean if you were able to have some kind of ordinances here where this would be narrower so it wouldn't be convenient for somebody to camp and then maybe have some kind of a requirement that they have, that they take some evasive actions so that we don't have homeless people. And this not only goes to this person here, but all you other people. That's why I came here because I believe that if we start taking these precautions as we start growing, we can reduce the homeless problem here if we start taking evasive action.

So, my recommendation is that this be narrow so that it'll be easier to control homelessness, that they have some kind of cameras. A lot of these homeless people find these convenience stores more convenient for the homeless than they are for the people who live there. And I'm not trying to be George Carlin over here, but who are these convenience stores really convenient for? So, you need cameras that'll be able to view all the way to the corner. That's what I'm seeing as I'm going and talking to a lot of these places that have a homeless problem, these businesses, these convenience stores, and make it so that it's narrow.

I know you can't force them to have no trespassing signs, but maybe there should be an ordinance that every convenience stores have a no trespassing sign, and those are just some of the minor issues. Eventually I'll make a list of what I recommend. The other thing, last point, the other thing is Metro has a community outreach program where they will have a person come out there and recommend what you have for safety to control the homelessness, and I recommend that they reach out to the COP. With that, it's up to the Commissioners what they want to do. Thank you very much.

TICK SEGERBLOM

All right. Thank you, Al. That completes the public hearing. We'll close the public hearing. Turn it over to Commissioner McCurdy.

WILLIAM MCCURDY II

Thank you, Mr. Chairman. There are a few things that I think we should address on the onset. Number one, I think with the approval of Items number 71 and 72, we look at adding a condition that we add, they call it defensible landscape or inhospitable landscape. We also add that we have cameras that are around the perimeter of the business along with connecting with Metro Northeast area command. And I'm also going to approve the waiver of the detached sidewalks because, I know it hurts my colleague's heart that we were going to do that, but it also is consistent with the surrounding area along Pecos and I would also ask that we have that eight-foot wall be around the entire perimeter, every side. I think that's going to be helpful for the neighbors there. And lastly, I would like to ask that you work with Public Works for the ingress and egress along Pecos where we have the pumps to ensure that we have some kind of median or

pork chop there to ensure that we have right turn only and left turn out to mitigate the possibility of unintended consequences in terms of folks trying to jet across the driveway there to get to the pumps. But I'll turn it over to Public Works.

ANTONIO PAPAIZIAN

Thank you, Commissioner. You said that perfectly. I would like to ask that I can delete a condition. It was inadvertently added, excuse me. Because they already have off-sites, we added a condition that says execute a restrictive covenant. Typically, we only add that condition when they're getting a waiver of the off-site. So, since the off-sites exist, we'd like to ask that we delete bullet number three under Public Works for Item 72, execute a restrictive covenant agreement, yeah, for Item 72.

WILLIAM MCCURDY II

Okay, is the applicant okay with those conditions.

NANCY AMUNDSEN

The applicant's okay with that. So, in that case we would withdraw without prejudice the entire waiver two which would be for the six-foot wall all over, and we'll put in the eight-foot wall. The other thing I would request is I know there's a standard condition, you had mentioned it, about the camera locations to be coordinated with Metro. Comprehensive Planning has that condition, so that would be the condition I would think. And also, one thing I did not note, but on the plans that were submitted, they showed brick up the posts, but you and I had spoke about stone. So, can it be stone or brick?

WILLIAM MCCURDY II

Oh, just more decorative rock.

NANCY AMUNDSEN

Just more decorative? Okay.

WILLIAM MCCURDY II

Mm-hmm.

NANCY AMUNDSEN

And that's all I have. Thank you.

SAMI REAL

And then Commissioner, sorry, can I ask for clarification, so you said an eight-foot wall along the entire perimeter?

WILLIAM MCCURDY II

Yes.

SAMI REAL

But I have a feeling you probably just meant along the east and southern portions?

WILLIAM MCCURDY II

Yes.

SAMI REAL

Okay.

WILLIAM MCCURDY II

Yes. Where the residents are.

MICHAEL NAFT

Commissioner, can I ask a point of clarification from Director Real? On this site, is the sidewalk existing?

WILLIAM MCCURDY II

Yes.

SAMI REAL

The sidewalk is existing but because they're tearing down a structure and rebuilding it, we recently modified Title 30 to say when there's redevelopment of a site that detached sidewalks are required. In this case they're required because they're demolishing the structure that's currently under construction and then rebuilding. And so that's why they applied.

MICHAEL NAFT

So that's where the inconsistency in this condition or the language in this waiver versus prior ones on this agenda, on this one it says allow attached sidewalks and prior items on today's agenda says allow attached sidewalks to remain. I just want to make sure I understand it for consistency.

SAMI REAL

I think they're one and the same, just written differently. Allow attached sidewalks to remain where detached sidewalks are required. And this is written up to allow an attached sidewalk where a detached sidewalk is required, if that's your question.

MICHAEL NAFT

Okay. But the point is they exist. On this application, they exist already.

SAMI REAL

That's correct.

MICHAEL NAFT

Okay, thank you.

MOTION

WILLIAM MCCURDY II

All right, that being said, with all the conditions read into the record and the applicant agreeing, I move for approval of Item 71 and 72.

TICK SEGERBLOM

There's a motion for approval. Cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

NANCY AMUNDSEN

Thank you.

TICK SEGERBLOM

Thank you.

72. UC-25-0023-PLATINUM MANAGEMENT GROUP 14, LLC:

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce buffering and screening; 3) modify residential adjacency standards (trash enclosure); 4) allow attached sidewalks; 5) allow modified driveway design standards; and 6) allow modified street standards.

DESIGN REVIEWS for the following: 1) a retail building; and 2) gas station on 0.55 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay. Generally located on the southeast corner of Pecos Road and Gowan Road within Sunrise Manor. WM/bb/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 71).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge the use permit, waivers of development standards, and design review approved with ZC-0215-15.;
- Install 8 foot high decorate screen wall along the eastern and southern property lines;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Hostile vegetation and/or groundcover (ex. vegetation with thorns and/or large irregularly shaped rocks) to be installed in planter areas to discourage loitering and/or sleeping;
- 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;

- Applicant to construct median on Pecos Road driveway for traffic control.
- Applicant is advised that off-site improvement 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 #0042-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

(Companion Items 73, 74, 75, and 76)

73. ZC-25-0043-PARAMOUNT NA, LLC:

ZONE CHANGE to reclassify 2.67 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Arville Street and Rush Avenue within Enterprise (description on file). JJ/mc (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 74, 75, AND 76).

CONDITIONS OF APPROVAL –

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0467-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 73 through 76.

- Item 73 ZC-25-0043, zone change to reclassify 2.67 acres from an RS20 (Residential Single Family 20) Zone to an RS3.3 (Residential Single Family 20) Zone. Generally located on the northwest corner of Arville Street and Rush Avenue within Enterprise.

- Item 74, VS-25-0045, vacate and abandon easements of interest to Clark County located between Rush Avenue and Frias Avenue and between Cameron Street and Arville Street within Enterprise.
- Item 75, WS-25-0044, amended waivers of development standards for the following, eliminate street landscaping, increase retaining wall height, modify residential adjacency standards previously not notified and allow an attached sidewalk. Design Review for a proposed single-family residential development on 2.67 acres in an RS3.3 Zone. Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise.
- And then Item 76, TM-25-500008. Tentative map consisting of 21 single-family residential lots and common lots on 2.67 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise.

TICK SEGERBLOM

Good morning.

ROBERT CUNNINGHAM

Good morning. Robert Cunningham, 6030 South Jones Boulevard with Taney Engineering working with Richmond American Homes on this property. Our site is a two and a half acre site located right here at the northwest corner of Arville, which is an 80-foot street and Rush. It's adjacent to existing development of the same zoning. Here's a zoning map. What we're asking to do is change this to RS3.3, which everything in orange is RS3.3. It's a conforming zone change directly adjacent to us.

The land use plan has this as a conforming zone change directly to the south of us is master planned for higher density residential up to 18 units per acre. To the east of us is a county or a government owned property reserved for some public use. Currently, it's planned for our RNP land use, or I think it's called Ranch Neighborhood. But that's something that it's my understanding won't be developed as Ranch Neighborhood homes.

The proposed development consists of 21 residential lots. Basically, we have three rows of lots of seven lots each, single-family detached homes that Richmond American Homes built in this area. To the north of us is similar homes. In fact, we have eight lots that abut are seven that are proposed over here. We have similar lots that are built over to the west of us. What we're asking for is this development here to have a few waivers with it that are needed. One is for a wall height waiver. The wall height waiver is limited to area along the north edge of the property from the time it was originally requested to now we have revised the cross-sections and re-requested it to be about a four-foot waiver for wall height along here instead of the previously requested, I believe five and seven foot height waiver. Really, it's only needed for about half of the north property line, and then it terraces down to three and two feet over here.

The other waivers we're asking for is to not install a detached sidewalk and the landscaping as we have lots facing Rush for these six or seven lots right here. We believe that this would not be needed. The detached sidewalk is connecting to an existing sidewalk, and I'll show you a picture in a minute, that connects and runs almost down the entire length of the street as an attached sidewalk. So, we will have an attached sidewalk that runs along the balance of Rush to complete the sidewalk system and then we'll detach it on Arville and connect to the north detached sidewalk on Arville. So those were the waivers that we had requested.

There was an additional waiver, staff is in agreement to waive, which was to put 10,000 square foot lots over here to buffer the RNP property directly to the west that is not going to be developed in that manner.

To further just explain the wall height issue, the subdivision directly to our west already has a similar wall height. If you look at the difference between the subdivision to the north and the subdivision to the west, the wall height already extends upwards of four to five feet above their height of wall. And they were granted a similar type of waiver when their development was approved. We're asking for something very similar to basically be in this area as well.

This is the adjacent subdivision directly to the west of us. They put in a drain channel to capture water that runs off of this property. Our wall will be located right here. One of the things I wanted to put on record was that we would agree to work with the Home Owners Association (HOA) in an effort to try to gate this off. Since this is not our property, we can't control what happens with this, but we would work with them to gate this off because it's not going to be used for any reason at all in the future.

And then lastly, this is Rush where we're proposing to have the attached sidewalk. You can see that this exists. The entire length of it we're landscaping everything and here where we would have front yards abutting this. Also, on the other side of the street, there's an attached sidewalk but I thought it was more critical to show this side as we're connecting our pedestrian network to this side. I'm going to conclude my presentation at this time and be happy to answer questions. Thank you.

TICK SEGERBLOM

All right, this is a public hearing. Anyone wishing to speak on this item?

AL ROJAS

Al Rojas live at 2095 Homestake Mine Court, community advocate to reduce homelessness and make our community safer as we grow. I live in an HOA, and we started a neighborhood watch group within the perimeters of our walls and it took us two weeks to get all the homeless out. So, I want to share some thoughts on how to reduce homelessness. I see a potential for a homeless problem here. First of all, like I showed the picture earlier, you want to have a reduction in the landscaping in the area around. You also want to have no trespassing signs around. That's what some of the complexes and HOAs did to reduce the homelessness. There's a new ordinance which is going to make it easier for law enforcement to get homeless people out, but that's one of the things that we found was very useful, very helpful. And of course, smart landscaping like cactuses and rocks, so they can't create an encampment there, so it's not very vacant.

The other thing is I highly recommend that you do two things if you're going to be an HOA, and even if you are going to be a residential, I didn't listen to the beginning of your speech, is to send out an email to all your residents to start a neighborhood watch program. They're very, very effective. Metro will come down and explain that to you, how to do that. You can start a Facebook page where people can report vagrants or crime anonymously, just post pictures. And that's how we got everything cleaned out in about two weeks. People were coming in and going through our trash, and then they used that trash to go build camps. And that becomes a big problem for the whole city because at night when everyone's sleeping, they're scrounging around trying to get shelter to build shelters. That creates a problem. And like I said, have Metro come down and give you an idea how to get out of this-

TICK SEGERBLOM

Al, Al, you're kind of getting off script here.

AL ROJAS

Okay. I'm sorry.

TICK SEGERBLOM

So, we think you made your point.

AL ROJAS

Okay, that's fine. Thank you very much. All right, bye-bye.

TICK SEGERBLOM

Thank you.

AL ROJAS

Thank you.

TICK SEGERBLOM

All right, someone else on this item?

BEN NETHERY

Hello, my name is Ben Nethery, live at 10440 Arville Street. I'm a little nervous. This is my first meeting like this. So, thank you for your time and a happy Woman's History Month as well. I want to show a little bit more because I actually live on the parcel, and by the way, I'm representing on behalf of not only my growing family, but my neighbors who on short notice. The Town Board meeting was only one week ago. One has a funeral, one's out of town, but we would all be here and my counsel could not be here on this short notice as well.

So, a couple of points. First of all, I believe that this plan, in terms of the houses that would be facing, excuse me, houses that would be facing this street with the driveways right there, okay, create several different issues. I do agree that the attached sidewalk runs all the way down the length, all the way to Decatur, practically. All right? However, there is no egress or degress from that neighborhood across that detached sidewalk. So, as you propose more driveways along that area with no detached sidewalk, it makes it a little dangerous for people like myself and my family to walk around the neighborhood. As we know, especially with these compact houses, they're probably using the garage for storage in some cases. And if they have longer vehicles like trucks, you're not going to be able to walk past the sidewalk on that side of the street, which is how we do our laps, all right?

So, I've driven around, and I've gotten pictures to prove here as well, about a mile north on Arville, there's no entrances from any houses directly to the street. And also, you'll notice on Rush how wide the street is as well. Again, there are no houses with entrances and exits to the actual street. This could be a very, very busy intersection, especially if that parcel to the east of this would be any kind of development, maybe even a school or any kind of busier deal. The drastic aesthetic and utility difference compared to the other side of the block is a very, very big difference as well. You'll notice, pardon me, where is the photo, on the other side of our same block, okay, you have, again, lots of landscaping between the street and the neighborhood, and you'll notice that the entrance of the neighborhood is a gated community. Like most neighborhoods in that area, there are no houses with front driveways. And of course, I agree with the last gentleman, no trash cans on those streets to help homeless folks build and create a more unsafe environment. We have seen an uptick of those types of folks in the area. Just north of Rush, you'll see on Pyle, same thing, all right? Detached sidewalks, as this plan would've called for without the waiver, and of course, it creates a much better idea where you can see again, there's only one or two entrances in and out of those neighborhoods.

So, besides the unsafe intersection, I don't see any plans for street lightings to continue down. I don't know how that might work, but you can see there's only a few streetlights on the other side of the street, and there's no plans that I saw in there for continuing the streetlights all the way down Rush Avenue. So, the traffic and impediment on that intersection is my biggest concern. How are people going to pull in and out of their neighborhood safely when they're on a four-lane road of Arville, which the City told me that my street right in front of my house will be a four-lane road, okay?

Right now, it's only two lanes going up and down Arville. Pardon me, just one last point, if I could. Please consider profit over quality of life as not being something that we should approve here, right? There's other uses for this land, okay? And again, if they had a safer environment, again, this plan could go somewhere else. On behalf of my family and my neighbors, I say thank you for your consideration. I move for a denial of the detached sidewalks and of course to try to come up with another alternative use plan for this real estate that doesn't have the entrance and exit to Rush directly. All right, thank you for your time. Any questions that you might have for me?

TICK SEGERBLOM

No. And we can't ask questions but thank you. And for a first time, you did a good job.

BEN NETHERY

Thank you very much, sir. I'm trying to learn, and I have a feeling I might be back.

TICK SEGERBLOM

All right. Anyone else wishing to speak on this item? I see no one. We'll close the topic here and turn it over to Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. I do have a couple of questions to follow up with regards to the driveways that face onto Rush. Mr. Cunningham, can you clarify what the length of the driveways are?

ROBERT CUNNINGHAM

Yeah. All the driveways will be 20 foot minimum in length, capable of fitting vehicles, and that's behind the sidewalk.

JUSTIN JONES

Okay. With regards to utilities, either Mr. Cunningham or Mr. Papazian clarify with regards to the requirement for streetlights and why there are no streetlights on the development to the west of there?

ANTONIO PAPAZIAN

Thank you, Commissioners. So, they don't have a waiver for streetlights. It appears on their plans they are installing streetlights. Rush is a 60-foot street. On a 60-foot street, we only require streetlights on one side. Arville's 80-foot street. We require streetlights on both sides on Arville. So, when the development on the east side comes in, they will also have to install streetlights, as with this project on Arville. They will be installing streetlights on Arville.

JUSTIN JONES

Okay. So, Mr. Cunningham, will there be streetlights — Obviously there's going to be streetlights on Arville. Are there streetlights planned on the Rush side?

ROBERT CUNNINGHAM

Yes, there are streetlights already on Rush, and we'll continue those as required by the County.

JUSTIN JONES

Okay. With regards to the detached sidewalks, is there a modification that you can do in order to continue the detached sidewalks on Rush?

ROBERT CUNNINGHAM

I'm sorry, could you repeat that? I couldn't hear.

JUSTIN JONES

Can you do the detached sidewalks on Rush?

ROBERT CUNNINGHAM

If we do detached sidewalks, they would end up impeding the driveway, and then they would end up blocking the driveway. It probably would not work out as well. No. Because a detached sidewalk would be required to be five feet from the curb. Then from there, we would have the setback. In theory, it reduces the depth of the lot.

JUSTIN JONES

Absolutely. Go ahead.

JIM GIBSON

It reduces the depth of the lot if you're measuring from the back of sidewalk?

ROBERT CUNNINGHAM

Correct, right. So, if you detach the sidewalk, you can't have a vehicle that has a driveway there overhang it. So, you have to have a lot that gets deeper by whatever the detached sidewalk is offset.

JUSTIN JONES

Mr. Papazian, would you jump in?

ANTONIO PAPAIZAN

Thank you, Commissioner. In this scenario, I think what Mr. Cunningham is saying is they would have a 15-foot driveway, and it would not accommodate probably a truck.

JUSTIN JONES

Right. Okay.

MARILYN K. KIRKPATRICK

We're trying to help our colleague here because we all would think that we need to see detached sidewalks. Can you not do a meandering sidewalk which would — In some instances, it only might be a couple feet, because if you — I think of Decatur and Ann Road, right? So, we have the sidewalk that goes like this, so that then you could accommodate some of those driveways. It's just hard because —

ROBERT CUNNINGHAM

We could do that, yes. That's a great point that you make. So in between some of the lots where the driveways are not paired, there's a bigger distance here, these lots are 40 feet wide, so this would be in

theory 40 feet from driveway to driveway. In this area, we could meander the sidewalk up and down, if you would like.

JUSTIN JONES

And same thing on the corner of Rush and Arville?

ROBERT CUNNINGHAM

Yeah, it could be done in probably three locations along here.

JUSTIN JONES

Okay. All right, and then with regards to the wall height waiver, I just want to clarify that you're modifying the condition for both 2A and 2B?

ROBERT CUNNINGHAM

To be four feet, correct.

JUSTIN JONES

Okay. Mr. Papazian?

ANTONIO PAPAIZAN

Thank you, Commissioner. If we decide to do the meandering on Rush, we may need to condition them to a vacation so that we can get easements, because then the sidewalk will be on private property, and we want to make sure we have rights for the pedestrians. So, we may need a vacation, and then we may need additional easements. I just want to put that on the record so that he doesn't have to come back later to get a vacation. We can apply.

JUSTIN JONES

All right. Is that accessible Mr. Cunningham?

ROBERT CUNNINGHAM

Yeah, the vacation would be a public hearing. We would have to come back for that, and I think that's what he's referring to. If that's how it has to be conditioned, we would do that.

MOTION

JUSTIN JONES

Okay. All right, then based on the discussion, we're trying to get to a scenario in which we're doing as best we can with regards to detached sidewalks. And I think that given that the design is currently set up so that the two driveways are, as the Enterprise Town Board likes to require, adjacent to one another, then I think that I will go ahead and move for approval of agenda Items 73, 74, and 75, with the modification of waiver of development standards 2A and 2B, down from five feet and seven feet to a four-foot retaining wall height expansion, and then an additional condition that sidewalks on the corner of Rush and Arville and along Rush Avenue be meandering in-between driveways. And then the vacation as acknowledged will have to be provided to the County for sidewalks that are on private parcels. Is that accurately stated?

ROBERT CUNNINGHAM

That's agreeable.

JUSTIN JONES

Okay.

MICHAEL NAFT

Mr. Chairman, I know there's an item on the floor. I don't want to belabor it.

JUSTIN JONES

Yeah.

MICHAEL NAFT

This was my item, the waiver for detached sidewalks. I've never supported it where it doesn't exist already, so I'm not going to on this application, but certainly understand where everybody's coming from. Thank you.

JUSTIN JONES

Okay.

SAMI REAL

And then Commissioner Jones, I am assuming that your motion also includes Item 76, which is the map?

JUSTIN JONES

Yes, sorry. 76 too. And I would just say, Mr. Cunningham, I know you're coming in on a lot of these smaller parcels and it is more challenging-

ROBERT CUNNINGHAM

Yes.

JUSTIN JONES

But let's do the best we can in terms of designing in the detached sidewalks, even if there are attached sidewalks next door.

ROBERT CUNNINGHAM

Yes, sir.

TICK SEGERBLOM

All right. I think there's a motion, and we got all those changes, so cast your vote.

VOTE

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

VOTING NAY: Michael Naft

ABSENT: None

ABSTAIN: None

TICK SEGERBLOM

That motion passes.

74. VS-25-0045-PARAMOUNT NA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue and Frias Avenue, and between Cameron Street and Arville Street within Enterprise (description on file). JJ/mh/kh
(For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 73, 75, AND 76).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 30 feet to the back of curb for Rush Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

75. WS-25-0044-PARAMOUNT NA, LLC:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) modify residential adjacency standards (previously not notified); and 4) allow an attached sidewalk.

DESIGN REVIEW for a proposed single-family residential development on 2.67 acres in an RS3.3 Zone. Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh
(For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 73, 74, AND 76).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Waiver of development standards #2 limited to a maximum of 4 feet in height;
- 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, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Detached meandering sidewalk to be installed along Rush Avenue to the satisfaction of the Department of Public Works;
- The installation of a detached sidewalk along Rush Avenue will require a vacation and abandonment of right-of-way;
- 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 Arville Street, 30 feet to the back of curb for Rush Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks along Arville Street will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0467-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

76. TM-25-500008-PARAMOUNT NA, LLC:

TENTATIVE MAP consisting of 21 single-family residential lots and common lots on 2.67 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 73, 74, AND 75).

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

- Detached meandering sidewalk to be installed along Rush Avenue to the satisfaction of the Department of Public Works;
- The installation of a detached sidewalk along Rush Avenue will require a vacation and abandonment of right-of-way;
- 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 Arville Street, 30 feet to the back of curb for Rush Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks along Arville Street will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0467-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SEC. 6. AGENDA ITEM

77. AG-25-900116: Receive an update on a Master Plan Amendment to the Transportation Maps of the Clark County Master Plan; and direct staff accordingly. (For possible action)

ACTION: DISCUSSED.

SAMI REAL

Next is Item 77, AG-25-900116, receive an update on the Master Plan Amendment to the Transportation Maps of the Clark County Master Plan and direct staff accordingly.

Commissioners, back in December, the Board directed staff to take a look at the transportation maps contained within the Master Plan to determine if there is any amendments necessary. Staff has been working on that. We were at that time also requested to come back in the first meeting of March for an update, so we are coming back with an update to tell you that we have been working on them, but we need additional time to continue working on that effort.

MARILYN K. KIRKPATRICK

I understand how much time you need, lots. Well, I would rather do it once than have to-

SAMI REAL

Yeah. I'll probably speak on behalf of Antonio over here, but ask that trust us, will come back when the effort is complete. He has been working on it, and he continues to work on it, and know that it's important to you.

JUSTIN JONES

Right. But I would also just say, I already went and drove my entire district, or not my entire district, much of my district with Antonio. If you haven't already, and that's something that will be helpful to get on site, then take the opportunity. It's fun to drive around with Antonio.

MARILYN K. KIRKPATRICK

Oh, a field trip. I got it.

TICK SEGERBLOM

All right, sign me up.

SEC. 7. INTRODUCTION OF ORDINANCES

78. ORD-24-900796: Introduce an ordinance to consider adoption of a Development Agreement with Tenaya Lofts, LLC & The Joel A. Laub and Kimberly L. Laub Family Trust for an office/warehouse complex with live-work dwelling units on 5.60 acres, generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY MARCH 19, 2025, AT 9A.M. (BILL 3-5-25-1).

SAMI REAL

All right, and then next are ordinances for introductions. Items 78 and 79 are standard development agreements, so.

- Item 78, ORD-24-900796 is an ordinance for introduction of a development agreement with Tenaya Lofts LLC and the Joel A. Laub and Kimberly L. Laub Family Trust for an office warehouse complex with live or dwelling units on 5.6 acres.
- And then Item 79, ORD-24-900888 is an ordinance for a standard development agreement with Shoshana Capital LLC for a commercial complex on 3.9 acres. Commissioners, we ask that you set the public hearing for March 19.

TICK SEGERBLOM

All right, I'll hear this ordinance and set the public hearing for March 19.

79. ORD-24-900888: Introduce an ordinance to consider adoption of a Development Agreement with Shoshana Capital LLC for a commercial complex on 3.90 acres, generally located east of Rainbow Boulevard and north of Wigwam Avenue within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY MARCH 19, 2025, AT 9 A.M. (BILL 3-5-25-2).

PUBLIC COMMENTS

SAMI REAL

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

TICK SEGERBLOM

All right, this is the last period for public comment, and we have a public comment.

JOYCE JASKA

Good morning, Commissioners. My name is Joyce Jaska, and I'm with the HOA that is in the Bridlewood community. I just wanted —

TICK SEGERBLOM

If she can speak into a microphone?

JOYCE JASKA

— Breezed through 9 and 10 on the agenda, the application-

TICK SEGERBLOM

I'm sorry-

JOYCE JASKA

I just wanted to (inaudible)

TICK SEGERBLOM

I know. There's no microphone there for some reason, so if you could —

JOYCE JASKA

Oh, so sorry. My bad.

TICK SEGERBLOM

What happened to our microphone? Al, did you steal that?

JOYCE JASKA

Good morning. Good morning, Commissioners. My name's Joyce Jaska, J-A-S-K A. I live at 8107 Riley Love Street here in Las Vegas at the Bridlewood community. I'm also on the HOA. We had the opportunity to speak with Tony Tau, and actually, not him, but his representative, the architect, at the Community meeting, and it was agreed upon Items number 9 and 10 that we've breezed through this morning. Just wanted to make certain that it was on the record. I had received an email response back from Simone Stephens at the architect basically facility that she talked to the owner and he agreed to change the building and meet the 20-foot setback so that the warehouse is not 20 foot — So it is 20 foot from the sidewalk, because it does butt up against a community, right? I don't know if you have that. Well, that's okay. I guess not.

It does butt up against the community, and so the residents will be looking at this. So, an extra four feet, they were asking for a waiver of four feet. I don't see it on here, but I'm hoping that's done. In addition, once she said she was working on the changes to the site plan and once the County accepts, that she was going to send a copy to me, but she has not done that yet. So, I just want to make sure that that's in the

works. And then also upon hearing that, we were thrilled because we would like to see this developed on the corner of Lindell and Windmill, because all it is a trash place for people to dump their trash, and we're so tired of that, but this is great.

But we did address the colors because she said we'd like to have some colors that are more pleasing to the community as far as desert colors because it was white and blue and gray. And she says, "I don't see this being an issue. I'll address it with the owner's colors, but not something he specifically specified." So she was going to reach out to the planner that was handling the application and get the revisions done, and she said they will follow. This was Simone Stephens with the Project Architect. So, I just wanted to make certain that that was — I didn't see it in here, number 9 and 10. Earlier today, it wasn't discussed, so I just wanted to make certain that that is on the record, that we do have that from her because we're thrilled that it's going to be developed, but those two things were the only concerns. Thanks.

TICK SEGERBLOM

All right. Well, we're not supposed to comment, but I think you need to take that to Commissioner Jones just because —

JOYCE JASKA

Yeah.

TICK SEGERBLOM

At this stage of the process, we can't really consider that, but hopefully —

JOYCE JASKA

Yeah. Well, Commissioner Jones, I believe Tiffany from your office is the one who reached out to me and gave — is that — Tiffany sound familiar?

JUSTIN JONES

Yes.

JOYCE JASKA

Oh, okay. She reached out. Oh, okay. Hello. She reached out and spoke with me, and gave Simone Stephens from Suzana Rutar Architect my information, because I had met her at the Community meeting. Anyway, I'm new at this. Thank you for taking your time and listening to me. I appreciate it. And hopefully this'll be a great project. Thanks.

TICK SEGERBLOM

Thank you. So, to talk Tiffany, or to Jones? Oh, wow. All right. All right, Al, finish up your —

AL ROJAS

I'll make it real quick. Can you guys see this? Is it on the camaras, I want to show you this.

TICK SEGERBLOM

Yeah, we don't have control.

AL ROJAS

No, it's okay.

TICK SEGERBLOM

Right now, so that's okay.

AL ROJAS

Okay, I'll start now. My name is Al Rojas. I live at 2095 Homestake Mine Court, Lake Mead HOA. I'm a neighborhood watch captain in our group and in our community. I wanted to point out to the Board here the issue we had with this. Just for the future, as we're growing, we're a growing city, that we take this into consideration. This is the backflush valve which allows water to flow in one direction into the HOA and out from the HOA back into the public water system. And if you could see these spigots here, they're open. They are allowed to be open, and these homeless are breaking the shelter and using these spigots for water in the community.

And also, you can see how when this was constructed, maybe they didn't take into consideration the homeless issue, there's a backset that goes, and these guys camp all around here. So I talked to the Las Vegas Water District came down and they said that these spigots can be blocked. And if there's really no need for these spigots as we continue to grow, maybe we should have some kind of an ordinance or these backflush valves shouldn't even have a spigot, or they should be blocked, or there should be some kind of precautionary stuff done. Now, McDonald's has one of these that the homeless took the shelter off, and they went in there and they blocked the spigots. And that's what we're going to do in the future. I'm going to be talking to my HOA and bringing that up, but that is something that you may want to take into consideration. So, I just want to make the Commissioners aware and the people here who are doing planning that this is a potential problem for you because this water that's coming here, this water source is actually feeding this one homeless group that we are having problems getting out of. Now with the new ordinance, we'll be able to do, but that's something that you can do. I have other pictures, but it takes too long to scroll. You just get in there and put in a block or a valve, it's just something that blocks it or something. But these spigots are — I don't even think they're necessary, but that's just something I wanted to mention to the Board and to the community. Thank you.

TICK SEGERBLOM

Thank you. Next, thank you.

BEN NETHERY

Hello again. My name is Ben Nethery. N-E-T-H-E-R-Y, by the way. 10440 Arville Street. My concern here in District F in particular is Southern Highlands area, of which I've been a resident. I own multiple homes in the area for over 21 years. We're, as you know, grossly over developing the area for high density. Lots of apartment complexes are not even being counted as residents now. But due to my research, it says we're supposed to have one grocery store for every 10 to 15,000 residential households. And we're now already over 32,500 residences before we open all these high-density apartment complexes. If you've ever shopped in Southern Highlands at Smith's, especially on the weekend, you know you can't even get a parking space anymore. Food flies off the shelf. What were to happen if something like COVID hit again? Where would we get all of our food? We have grossly underrepresented for grocery stores in that area. Same thing with schools. Based on one per 5,000 residents for elementary, one per 10,000 in middle, and one for 20,000 in high school, we only have three elementary, one middle school, and one high school in the area. Again, that's grossly underrepresented. Educators came and spoke about this at the Town Board meeting about how they are now responsible for 200 and then 220 and then 250. And their responsibility keeps growing, but they have no more accommodations. We need about 10 elementary schools, five middle schools, and three high schools in the area, if my Google searches are correct. Again, in 1998, that area was supposed to have about 8,500 residences. So, we're already 4.4 times the residences for the

supporting infrastructure. And I understand with my previous issues with that other approval, that zoning changes, if they had to not go from the R20 all the way to compact zoning at R3.3 or whatever it is, we skipped over middle.

Why are we allowing so many developments to go from low intensity to compact to apartment complexes in such a rapid pace without this infrastructure? So, I speak as somebody that wants to be in this area generational. I could see myself trying to support those that are like yourself on the Board or maybe run and be with you or maybe against you, I don't know. But again, we're all in it for the right reasons. Again, let's consider quality of life in this area over profit for these corporations that do not live in this area. These developers keep building, and again, I don't know what the parcels in the area are, but everyone at the Town Board agreed in terms of the audience, right, that all these commercial lots were running out of space down there to build any future grocery stores, schools, and let alone parks, okay? So that's my comment. And again, I respect everything that you do. All right. I just hope that you really hear from a resident in the area that hopes to be there till I'm old and gray, right? Again, please consider quality of life over strict profits for these corporations that move and do this elsewhere, right? Let's grow out instead of up in this area. Thank you for your time again. For all the women on the Board and the staff, thank you so much for all you do, right? You're mothers, you're daughters, just like my wife and my daughter, right? Thank you. And again, happy Women's History Month.

TICK SEGERBLOM

Thank you. And with that, we'll close the public hearing and adjourn for two weeks.

END PUBLIC COMMENTS

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

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

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APPROVED: /s/ Tick Segerblom
TICK SEGERBLOM, CHAIR

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