



togetherforbetter

Board of County Commissioners

Clark County, Nevada

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

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, March 18, 2026:

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 Naft with the following members present:

Commissioners Present:

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

Absent:

William McCurdy II, Vice Chair

Also Present:

Robert Warhola, Deputy District Attorney
Jennifer Ammerman, Deputy Director, Comprehensive Planning
Antonio Papazian, Deputy Director, Public Works
JaWaan Dodson, Manager, Development Review
Jewel Gooden, Deputy Clerk
Ruby Ochoa, Deputy Clerk

SEC. 2. PUBLIC FORUM

1. Public Comment

MICHAEL NAFT

Good morning. Welcome to the March 18, Zoning meeting of the Clark County Commission. The first item on the agenda is public comment. Anyone wishing to speak on any items that are on today's agenda can come forward at this time. You can speak for up to three minutes, and when you do so, please state your full name for the record. Seeing — Good morning.

LAUREN DIPRETE

Good morning. My name is Lauren Diprete, D-I-P-R-E-T-E. I'm commenting on agenda Items 23, 24, 26, 27, and 28. Y'all are real busy in my neighborhood. I live in this rural preservation zone neighborhood (RNP), and I'm a direct neighbor to one of these projects. I'm here to respectfully —

MICHAEL NAFT

I don't want to interrupt you, but those items are off the routine agenda. So, you can speak to them now, but they will also have a separate public hearing. If you speak now, you can't also speak then. It's your choice.

LAUREN DIPRETE

Absolutely. Thank you for that. I have to take time off work right now, so I'd rather knock it out now and then let you all do what you're going to do. Thank you.

MICHAEL NAFT

Understood.

LAUREN DIPRETE

So, I'm here to respectfully yet strongly oppose the waiver requests to eliminate street landscaping, reduce setbacks, and increase fill heights for these projects. Clark County's RNP district was created with a very clear purpose, to maintain rural character, low density development, open space, and an equestrian lifestyle. The development standards, including setbacks and landscaping, are not arbitrary. These are the very tools the county uses to implement the master plan and protect the integrity of these neighborhoods.

In our community, horses are not symbolic. They're part of daily life. Residents ride directly from their properties, just along the street to the Western Trails Equestrian Park, which is less than a mile away from these projects.

The required setbacks create critical space between structures and the roadway. That space functions as a safety buffer for riders, horses, pedestrians, and drivers. Reducing setbacks narrow that buffer and introduces avoidable risk. Horses can spook, vehicles can pass too closely. The existing standards were designed to prevent exactly those conflicts. Granting a waiver undermines the intent of the RNP district. If one property is allowed to deviate from the standards, it sets precedents that weakens the protections every homeowner relied on when choosing to live here.

The landscaping requirement is also important. Clark County Code emphasizes compatibility with surrounding development and preservation of neighborhood character. Landscaping contributes to that compatibility, while also addressing broader county and regional goals. In extreme heat conditions like ours, tree planting and vegetative buffers are part of the strategy to reduce heat island effects and support climate resilience. Removing landscape requirements moves us away from those adopted goals. And requiring that landscaping be on the street side, not behind a wall, retains the character and beauty of the neighborhood.

Findings for approval of a waiver require that it not be detrimental to the public welfare and that it be consistent with the intent of the code and the master plan. In this case, reducing setbacks in landscaping in a RNP district, conflicts with both the spirit and purpose of those regs (regulations). We are not asking for new rules, we are simply asking that the existing rules be upheld.

Additionally, I'd like to respectfully request that limiting these building projects to be single story, along with the rest of the neighborhood. Because many of us bought our properties for the sunrise, sunset, and mountain views. While building is going to be inevitable, we know that, it seems reasonable to request that the new construction match the spirit of the existing homes. Especially with the increases in fill heights being requested, a single-story home will already tower over our existing homes. Please protect the safety, character, and equestrian culture of our neighborhood by denying these waiver requests. Thank you very much for your time.

MICHAEL NAFT

Thank you. And I know you have to run, but on your way out, if you'll introduce yourself to Ms. Hesser. You two know each other. All right. Very good. Thank you. Anyone else wishing to speak? This is your final opportunity for the first public comment period. Seeing no one, we'll close the public comment period. Good morning, Ms. Ammerman.

SEC. 3. AGENDA

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

ACTION: APPROVED.

JENNIFER AMMERMAN

Good morning, Commissioners. Next 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 April 8, 2026, Zoning meeting:

- Item 15, ET-26-400005 (WS-19-0607)
- Item 17, UC-26-0063
- Item 38, ZC-25-0776
- Item 39, UC-25-0777

Hold to the April 22, 2026, Zoning meeting:

- Item 8, WS-26-0042
- Item 44, ZC-26-0025
- Item 45, WS-26-0026

Hold to the May 20, 2026, Zoning meeting:

- Item 40, ZC-25-0833
- Item 41, VS-25-0835
- Item 42, WS-25-0834
- Item 43, TM-25-500200

Request to withdraw:

- Item 10, ZC-25-0904

And Commissioner, we had a request to move Item 23 before Item 25.

If the— the above public hearing items are going to be open as a public hearing and immediately recessed until the dates previously stated. With these deletions, which are Items 8, 10, 15, 17, and 38 through 45, the agenda stands ready for your approval.

MICHAEL NAFT

Thank you very much. Is there a motion for approval?

MOTION

JIM GIBSON

Mr. Chair, subject to the additions, the held items, and the deleted items as noted. I move approval of the agenda.

MICHAEL NAFT

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

VOTE

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

MICHAEL NAFT
The motion passes.

3. Approval of minutes. (For possible action)

ACTION: APPROVED.

JENNIFER AMMERMAN
Next item on the agenda is the approval of the minutes. The minutes of the February 18, 2026, Zoning meeting are ready for your approval.

MOTION

JIM GIBSON
Mr. Chair, if there're no additions or corrections, I move approval of the Zoning meeting minutes of February 18, 2026.

MICHAEL NAFT
Thank you. Please cast your vote.

VOTE

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

MICHAEL NAFT
Motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 14

ACTION: APPROVED.

JENNIFER AMMERMAN
Next are the routine action items which consist of Items 4 through 14, except those items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. Additionally, staff has a following request:

- Item 7, WS-25-0872. Add the following Public Works condition: No fencing is allowed within the sight visibility zone.

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

MOTION

JIM GIBSON

Mr. Chair, if there are no other questions related to the routine action items, I move the approval of all of them that remain on the agenda.

MICHAEL NAFT

Thank you. There's a motion for approval of the routine action agenda. Please cast your vote.

VOTE

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

MICHAEL NAFT

That motion passes.

4. SDR-26-0067-LV BLUE RAINBOW, LLC:
SIGN DESIGN REVIEWS for the following: 1) proposed wall signs; and 2) modify residential adjacency standards for proposed signage in conjunction with an existing retail center on 1.85 acres in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and north of Meranto Avenue within Enterprise. JJ/dd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

5. UC-26-0041-BM HIGHLAND, LLC:

USE PERMIT for a proposed vocational training facility within an existing commercial/ industrial complex on 6.73 acres in an IL (Industrial Light) Zone. Generally located east of Highland Drive and south of Sahara Avenue within Winchester. TS/rp/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

6. UC-26-0059-PIACENTE, THOMAS S. & ANDREA:

USE PERMIT for a communication tower.

WAIVER OF DEVELOPMENT STANDARD for alternative driveway geometrics.

DESIGN REVIEW for a proposed communication tower on 0.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Billman Avenue and west of Sandhill Road within Paradise. JG/jam/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Applicant is advised that a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Full off-sites to include a commercial driveway.

7. WS-25-0872-ARCHITECTISTS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow a second driveway in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Canterbury Court and west of Spencer Street within Paradise. JG/tpd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- No fencing is allowed within the sight visibility zone.
- 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 #0090-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

8. WS-26-0042-COLOSO, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) alternative driveway geometrics. DESIGN REVIEW for an existing office building on 0.96 acres in a CP (Commercial Professional) Zone. Generally located east of Eastern Avenue and south of Rochelle Avenue within Paradise. TS/jud/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 22, 2026, PER THE APPLICANT).

9. WS-26-0050-CHD CONVENIENCE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEW for modification to the previously approved commercial complex to include a new hotel building on a 2.16 acre portion of a 14.0 acre site in a CG (General Commercial) Zone. Generally located east of Quarterhouse Lane and south of Sobb Avenue within Spring Valley. JJ/sd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;

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

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division, Public Accommodations Plan Review Program at pa@snhd.org or (702) 759-1633 to obtain approval for the construction or remodeling of a public accommodation facility; and to submit construction plans with all schedules to SNHD for review at least 30 days prior to beginning construction.

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 #0392-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

10. ZC-25-0904-SMITH, ABIGAIL & ANDERSON, CHARLES F.:

ZONE CHANGE to reclassify 0.1 acres from an RM18 (Residential Multi-Family 18) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Vegas Valley Drive and west of Augusta Drive within Winchester (description on file). TS/rk (For possible action)

ACTION: WITHDRAWN.

11. CP-26-900039: Conduct a public hearing, adopt an amendment to the Flood Control Master Plan, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

ACTION: ADOPTED (RESOLUTION R-3-18-26-1).

12. ORD-25-901047: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with TRIPP FAMILY INVESTMENTS, LLC for a commercial development on 1.21 acres, generally located south of Blue Diamond Road and west of Cameron Street within Spring Valley. JJ/dd (For possible action)

ACTION: ADOPTED (ORDINANCE 5355; EFFECTIVE 4/2/2026).

13. ORD-26-900049: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with D.R. Horton, Inc. for a single-family residential development on 4.84 acres, generally located south of Pebble Road and west of I-15 right-of-way within Enterprise. JJ/jl (For possible action)

ACTION: ADOPTED (ORDINANCE 5356; EFFECTIVE 4/2/2026).

14. ORD-26-900087: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on December 17, 2025. (For possible action)

ACTION: ADOPTED (ORDINANCE 5357; EFFECTIVE 4/2/2026).

SEC. 5. NON-ROUTINE ACTION ITEMS 15 THROUGH 55

15. ET-26-400005 (WS-19-0607)-DIAMOND STEPHANIE, LLC:
 WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) reduced parking; 2) reduced parking lot landscaping; 3) reduced distance to call box; and 4) trash enclosure separation.
 DESIGN REVIEW for a multi-family residential development on 1.87 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Stephanie Street and south of Hacienda Avenue (alignment) within Whitney. JG/tpd/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 8, 2026, PER THE APPLICANT).

16. UC-26-0015-PETTUS FAMILY REVOCABLE TRUST & PETTUS GORDON & GAIL CO-TRS:
 HOLDOVER USE PERMITS for the following: 1) vehicle paint/body shop; 2) vehicle maintenance and repair; and 3) outdoor storage.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) eliminate parking lot landscaping; 3) eliminate street landscaping; 4) increase fence height; 5) allow a non-decorative fence; 6) modify buffering and screening; 7) modify security fencing standards; 8) allow existing attached sidewalks to remain; and 9) modified driveway geometrics.
 DESIGN REVIEW for proposed outdoor storage in conjunction with a vehicle paint/body shop on 3.97 acres in a CG (Commercial General) Zone and an IL (Industrial Light) Zone. Generally located east of Fremont Street and north of St. Louis Avenue within Sunrise Manor. TS/bb/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived;
- Shrubs to be added within the landscape area along St. Louis Avenue.
- 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

- Reconstruct driveways to meet ADA compliance;
- NDOT concurrence needed;
- 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 Mojave Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.
- Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; that permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

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

JENNIFER AMMERMAN

Next is Item 16, UC-26-0015. Holdover use permits for the following: 1) vehicle paint/body shop; 2) vehicle maintenance and repair; and 3) outdoor storage. Waivers of development standards for the following: 1) modify residential adjacency standards; 2) eliminate parking lot landscaping; 3) eliminate street landscaping; 4) increase fence height; 5) allow a non-decorative fence; 6) modify buffering and screening; 7) modify security fencing standards; 8) allow existing attached sidewalks to remain; and 9) modified driveway geometrics. Design review for proposed outdoor storage in conjunction with a vehicle paint/body shop on 3.97 acres in a CG (Commercial General) Zone and an IL (Industrial Light) Zone. Generally located east of Fremont Street and north of St. Louis Avenue within Sunrise Manor.

MICHAEL NAFT

Good morning.

BRET FLORY

Good morning. My name's Bret Flory. I'm a cross architect. I'm the architect for Caliber Collision.

JIM GIBSON

Speak up.

BRET FLORY

We appreciate you hearing our case today.

MICHAEL NAFT

If you could just speak a little bit louder.

BRET FLORY

Okay. Can you hear me now? Thank you. This is an existing body shop. Caliber Collision it's been there for a few years. Of course, they want to stay there. So, we're requesting some waivers that we have worked through with the neighborhood commission and with the Commissioner to get your approval on. Basically, agreed to — Well, we have some plans we can show you. This is the civil engineer, Sean.

MICHAEL NAFT

This would be the opportunity if you want to put those plans on the screen.

BRET FLORY

Yeah, we'll show you. You want to just go through it real quick?

SEAN TUBMAN

Sean Tubman for the record. The use of this is an existing building that's been there and we're basically trying to keep as much as possible, but we are updating things as feasible to bring compliance in as many areas as possible. We are reworking two of the driveways for Public Works. We're adding landscaping to the site. We're relocating the trash enclosure, providing landscaping where possible for the existing buffer on St. Louis. But for the existing fencing and screening of the site, and the existing attached sidewalk to Mojave Boulevard and the Mojave Road and St. Louis, we're requesting waivers to leave things basically in their existing condition. That the site is currently functioning.

I'll also show this site plan shows the driveway being reconstructed on South Mojave. Two of them, one is a utility excess power at the back of the site cell tower. Fremont Street is obviously in that jurisdiction here. Also are proposing improvement landscaping shown here along Mojave Boulevard, along the residential to the back, where there is space available and fencing and screening already exists. And are adding trees by the landscape by (inaudible) right there, as requested by the neighborhood (inaudible).

MICHAEL NAFT

Does that complete your presentation?

SEAN TUBMAN

Yep.

MICHAEL NAFT

Okay. Thank you. This time we'll open the public hearing on Item 16. Anyone wishing to speak, please come forward at this time.

AL ROJAS

Hello. My name is Al Rojas. I'm very active in the Sunrise Manor area. I haven't gone down to this site, but I support this project. We have that park over on St. Louis and Eastern, which is not part of the county, but there's a lot of homeless over there. And so, I saw something about a high fence, and we were just hoping just for the — We're trying to get the residents to cooperate in the area to try to keep the homeless problem down. And we know that there's a lot of evenings they go into these areas and they start taking equipment and taking stuff and building encampments.

So, we were just hoping that the applicant could really help us out with the fencing, and keep an eye, and try to help us keep his stuff inside with the best he can. To try to get all these encampments down, because it costs the city and the county a lot of money to try to keep this homeless problem down, and it increases crime in the area. But that long tall fence that, that usually helps. Maybe with some barbed wire they want — until we get this thing more under control. Thank you very much.

MICHAEL NAFT

Thank you. Anyone else wishing to speak on Item 16? Seeing none, we'll close the public hearing. Commissioner Segerblom.

TICK SEGERBLOM

Thank you. Staff, did we get the updated drawings?

JAWAAN DODSON

Yes, Commissioner. We did receive the drawings and —

MOTION

TICK SEGERBLOM

Okay. All right. Yes, I've worked with the applicant and so you've done everything I've asked you to do. So, I would make a motion to approve, subject to the new plans. Also, we did have a question about the unelectrified electric fence. Is that an oxymoron? How do you have an unelectrified electric fence, if you know?

BRET FLORY

It would be better if it was electrified. They have an electric fence out there right now, but they've turned it off, I think.

TICK SEGERBLOM

Okay.

BRET FLORY

But they'll comply with whatever they need to do. So —

TICK SEGERBLOM

All right. Just wanted to make sure that there wasn't something funny going on. So, there is an existing fence, but you're not electrifying it at this time?

BRET FLORY

That's correct.

TICK SEGERBLOM

All right. Is that okay with Public Works? All right. Thank you.

BRET FLORY

And they do have a lot of crime there. I mean they just got broken into a few days ago.

TICK SEGERBLOM

All right. Anyway, thank you for working with us.

BRET FLORY

Thank you.

MICHAEL NAFT

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

VOTE

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

VOTING NAY: None

ABSENT: William McCurdy II

ABSTAIN: None

MICHAEL NAFT

The motion passes.

BRET FLORY

Thank you. We appreciate it.

17. UC-26-0063-TAJALLI, HAMID R.:

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate street landscaping; 2) reduce and eliminate landscape buffer and screening; 3) eliminate access gate setbacks; and 4) alternative driveway geometrics.

DESIGN REVIEW for a proposed outdoor storage facility on 0.65 acres in an IP (Industrial Park) Zone. Generally located south of Desert Inn and east of Sandhill Road within Paradise. TS/dd/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 8, 2026, PER THE BOARD OF COUNTY COMMISSIONERS).

(Companion Items 18, 19, and 20)

18. VS-26-0021-GALKOS, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Windy Road located between Teco Avenue and Sunset Road; and a portion of right-of-way being Sunset Road located between Windy Road and Ensworth Street within Paradise (description on file). MN/md/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 19 AND 20).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Satisfy utility companies’ requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may

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

Public Works - Development Review

- Drainage study and compliance;
- 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

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

JENNIFER AMMERMAN

Next are Items 18 through 20, which are related and can be heard together.

- Item 18, VS-26-0021. Holdover vacate and abandon a portion of right-of-way being Windy Road located between Teco Avenue and Sunset Road; and a portion of right-of-way being Sunset Road located between Windy Road and Ensworth Street within Paradise.
- Item 19, UC-26-0020. Holdover use permits for the following: 1) outdoor storage and display; and 2) truck parking or staging. Waivers of development standards for the following: 1) non-decorative fence; 2) increase fence height; and 3) reduced approach distance. Design review for an industrial development consisting of proposed outdoor storage and display and proposed truck parking or staging on a 3.57 acre portion of a 6.91 acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and west of Windy Road within Paradise.
- Item 20, TM-26-500002. Holdover tentative map consisting of 1 commercial lot on 6.91 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and west of Windy Road within Paradise.

MICHAEL NAFT

Good morning.

LUCY STEWART

Good morning. Lucy Stewart, 1930 Village Center Circle, representing the item. And we appreciate you holding this two weeks ago, so we could come back and work with your office, and also with Public Works. And so, we've made some revisions. We are withdrawing waiver 1B, which is to waive the decorative wall on Sunset. We're going to build the decorative wall. We still need the one on Windy, but we are wrapping the decorative wall around the corner and up to the driveway. It's just we're asking to keep the screen chain link to the north, because that matches what's to the north of us.

And we've also relocated the driveway. We met with Public Works and appreciate their assistance with us. And so, the waiver is no longer to allow 29 feet, where 150 feet is required. It's 120, sorry, it was 49 feet, to allow 129 feet, where 50 is required. And I believe Public Works is fine with that. And then we're also asking to withdraw the use permit 1, which is for outdoor storage. And we're just asking to have the

truck parking and staging in this area. And we just wanted to thank again Public Works and especially your office and Ms. Tiffany Hesser who worked, I think, quite diligently on this. So, with that, we request your approval.

MICHAEL NAFT

Thank you very much. If that completes your presentation, we'll open the public comment period on Items 18 through 20. Anyone wishing to speak, please come forward at this time. Seeing no one, I'll close the public hearing. Mr. Papazian, can you confirm that the applicant did work with Public Works to your satisfaction?

ANTONIO PAPA ZIAN

Thank you, Commissioner. They did. We appreciate it. I do want to, for the record, clarify, I believe Ms. Stewart said 129, it's at 120 feet.

LUCY STEWART

Oh.

ANTONIO PAPA ZIAN

For the approach.

LUCY STEWART

Sorry.

ANTONIO PAPA ZIAN

Which is a lot better than what they were showing us, it's aligned with the driveway to the east. Also, we had a condition just to the parcel. It's the same parcel, but just north of this. They had the driveway closed with bollards and chains. As you know, we don't allow bollards and chains to close up a driveway. It's a safety issue for us. They did want to remove the bollards and chains. They do have a condition that says construct full off-sites along that driveway if they're not going to use it. They do want to use it. So, I'd like to remove the most northerly existing driveway on Windy Road to be constructed with full off-site improvements, as long as they are moving those chains and bollards.

MICHAEL NAFT

Thank you. You and your applicant understand that?

LUCY STEWART

We do. And we agree. We do want to keep the driveway, and we are removing the bollards and chains. And I believe they have a gate back here, so it's really for our security. And people were, I think, parking in the driveway, so, they'll just be more diligent.

MOTION

MICHAEL NAFT

Great. Then I'll go ahead and move for approval of Items 18 through 20, with the withdrawal of use permit 1 and waiver of development standard 1B withdrawn as well.

VOTE

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

LUCY STEWART

Thank you very much.

MICHAEL NAFT

Thank you. The motion passes.

19. UC-26-0020-GALKOS, LLC:

HOLDOVER USE PERMITS for the following: 1) outdoor storage and display; and 2) truck parking or staging.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) non-decorative fence; 2) increase fence height; and 3) reduced approach distance.

DESIGN REVIEW for an industrial development consisting of proposed outdoor storage and display and proposed truck parking or staging on a 3.57 acre portion of a 6.91 acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and west of Windy Road within Paradise. MN/md/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 18 AND 20).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Waiver of development standards #1a approved for the portion of the fence north of the southern driveway;
- 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; applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- All driveways to meet County and ADA standards;
- Applicant to remove Ballards and change at the most northerly driveway;
- Drainage study and compliance;
- Full off-site improvements.

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 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 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 #0291-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

USE PERMIT #1 AND WAIVER OF DEVELOPMENT STANDARDS #1B WERE WITHDRAWN.

20. TM-26-500002-GALKOS, LLC:

HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 6.91 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and west of Windy Road within Paradise. MN/md/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 18 AND 19).

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

- All driveways to meet County and ADA standards;
- Applicant to remove Ballards and change at the most northerly driveway;
- 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.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0291-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

21. WS-25-0895-REINECK PHILLIP JOSEPH & JUDY:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) modify buffering and screening; 3) modify residential adjacency standards; and 4) reduce driveway throat depth. DESIGN REVIEW for a proposed light manufacturing facility on 0.53 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Patrick Lane and east of Annie Oakley Drive within Paradise. JG/rg/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised that certain uses are not permitted in the Airport Environs and certain other uses will require a special use permit; and 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.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Provide access to all buildings on all sides within code required distance.
- 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 #0395-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

JENNIFER AMMERMAN

Next item is Item 21, WS-25-0895. Waivers of development standards for the following: 1) reduce parking lot landscaping; 2) modify buffering and screening; 3) modify residential adjacency standards; and 4) reduce driveway throat depth. Design review for a proposed light manufacturing facility on 0.53 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Patrick Lane and east of Annie Oakley Drive within Paradise.

MICHAEL NAFT

Good morning.

KEN SMALL

Good morning. My name is Ken Small for the applicant. I'm with SSA Architecture, 7040 Laredo Street, here in Las Vegas. This is a new development for an existing site. The site was originally subdivided a little bit narrow to comply with the truck turnaround requirements, and it's immediately adjacent to what was originally constructed as a single-family residence. The single-family residence owner and my client spoke, and my client found out that they're intending to reuse that building as a commercial project. And so, they've signed a support document supporting our application for these revisions or waivers.

So, we're waiving the residential buffer landscaping on this side, where the parking is. There's still a wall there separating. There is quite a bit of discussion about throat depth with staff, and we ultimately agreed that this area on the right here would be striped for — Actually, it's mostly used for handicap access, but it also gives the truck that's taking away the dumpster, the ability to turn around. And then, on this side, we have a lot of landscaping.

During the Town [Advisory] Board (TAB) meeting, there was discussion about staff comments regarding a peninsula here. And that they felt that more peninsulas were needed, so we converted the south end of this landscape area to also a peninsula. That's why I have a peninsula immediately adjacent to a landscape area like that. It is going to be a metal building. The property owner is developing it for his business use and, or I'm sorry, their business use, and their sign maker.

MICHAEL NAFT

Very good. If that completes your presentation, we'll open up the public hearing on Item 21. Anyone wishing to speak, please come forward at this time. Seeing no one, I'll close the public hearing. Commissioner Gibson.

JIM GIBSON

Thank you. When we met, we discussed the parking lot landscaping, and you were a tree short. Would you show us where that tree now is going to go?

KEN SMALL

There, sir.

JIM GIBSON

So, you no longer need that waiver, is that right? Or do you need it because of the — What I'll call the west side?

KEN SMALL

This side here is supposed to be, per residential compatibility standards, a row of trees, and that's being waived.

JIM GIBSON

All right. So, in the context of every other piece of the landscaping, you don't need it, but you still may need it because of the single-family residential zoning on the east side or west side.

JENNIFER AMMERMAN

Correct. It's two different issues, the parking lot landscaping as well as the buffer.

MOTION

JIM GIBSON

Okay. Thank you. I'm prepared to move and I do move to approve this item.

MICHAEL NAFT

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

VOTE

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

MICHAEL NAFT

The motion passes. Thank you.

KEN SMALL

Thank you.

- 22. WS-26-0003-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
 - HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase parking; and 2) reduce departure distance.
 - DESIGN REVIEW for a proposed vehicle maintenance facility on 0.97 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Silverado Ranch Boulevard and east of Ullom Drive within Enterprise. JJ/mh/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Expunge WS-24-0266;
- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to install “Employee Parking Only” signs for parking spaces opposite the commercial driveway;
- Applicant to install “No Parking” signs on Ullom Drive;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Fire Prevention Bureau

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0369-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

JENNIFER AMMERMAN

Next is Item 22, WS-26-0003. Holdover waivers of development standards for the following: 1) increase parking; and 2) reduce departure distance. Design review for a proposed vehicle maintenance facility on 0.97 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Silverado Ranch Boulevard and east of Ullom Drive within Enterprise.

MICHAEL NAFT

Good morning.

ZIAD KAAKOUCH

Good morning. How are you? My name is Ziad Kaakouch. I'm with Z&Co. I'm the civil engineer on this project. If you wish, we can go through what CBA does, Christian Brothers Automotive, or if we can move directly to the requirements or waivers or, it's your call.

JUSTIN JONES

I think, given the presentation from last meeting, we can skip through most of that and just talk about the most recent discussions.

ZIAD KAAKOUCH

Perfect. Thank you. Two items that came up, that we needed to address. The first item was the departure distance, from Silverado to our driveway. And considering the total length of the property, we could not meet that requirement. We're short, about 30 feet or 20 feet. And simply because we just cannot push the driveway up north of us anymore. This is the furthest distance away.

The second item that we needed to get a waiver on is the number of parking spaces. For this particular business, there's nine bays, nine employees, and of course the manager/owner. So, for that, only for the building to operate, you'll need 10 parking spaces, and then you'll need the remaining for customers to come in and to service their cars. These are the two items that we were asking for a waiver on.

When we were here last time, the Commissioner brought up or staff brought up the aspect of having the parking here, where there's conflict if cars are backing up and cars are coming in. So, we made these parking spaces specific for employees, that way when they come in, these cars are not going to move until the employees leave. The conflict is eliminated. So, we discussed that with Commissioner Jones, and I think we're set on that, I hope. So, please, any questions? I'm here.

MICHAEL NAFT

If that completes your presentation, I'll open up the public hearing on Item 22. Anyone wishing to speak, please come forward at this time. Seeing no one, I'll close the public hearing. Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. Mr. Papazian, I know we talked about that as an additional condition of making those parking spots on the east side employee only. Does that help address the concern?

ANTONIO PAPAZIAN

It does, Commissioner. We appreciate it. If we can also add applicant to install employee parking only signs opposite the driveway, we would appreciate it. Also, to install no parking signs on Ullom, we would appreciate that as well.

JUSTIN JONES

Do you understand those additional conditions?

ZIAD KAAKOUCH

Yes, sir.

MOTION

JUSTIN JONES

All right. With that, I'll go ahead and move for approval of agenda Item 22 with the additional conditions stated today.

MICHAEL NAFT

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

VOTE

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

VOTING NAY: None

ABSENT: William McCurdy II

ABSTAIN: None

MICHAEL NAFT

That motion passes. Thank you.

ZIAD KAKOUC

Thank you.

(Companion Items 23 and 24 / Items heard after Item 25)

23. WS-26-0033-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate street landscaping; and 3) waive full off-site improvements.

DESIGN REVIEW for a proposed single-family residential development on 3.89 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and west of Arville Street within Enterprise. MN/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 24).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Waivers of development standards #1 and #3 approved for Mardon Avenue;
- Minimum net lot area of 16,000 square feet;
- Single-story homes to be built on lots adjacent to existing single-story homes;
- 10 foot front setback allowed on 50% of the lots;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Full off-site improvements on Arville Street;
- Applicant to coordinate with public works on streetlight design;
- Applicant to construct a 5 foot asphalt path along Mardon Avenue;
- Applicant shall enter into a cost participation agreement for the Warm Springs Road improvement project;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- The installation of detached sidewalk will require a vacation of excess right-of-way and granting necessary easements of utilities, pedestrian access, streetlights, and traffic control;
- Applicant to construct circular driveways for Lots 4, 5, and 7;
- Drainage study and compliance;
- Traffic study and compliance;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;

- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Department of Aviation

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

Fire Prevention Bureau

- All flag lots must comply with 503.2.1.3.

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 #0396-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN FOR ARVILLE STREET ONLY.

JENNIFER AMMERMAN

Next are Items 23 and 24, which are related and can be heard together.

- Item 23, WS-26-0033. Waivers of development standards for the following: 1) reduce setbacks; 2) eliminate street landscaping; and 3) waive full off-site improvements. Design review for a proposed single-family residential development on 3.89 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and west of Arville Street within Enterprise.
- Item 24, TM-26-500005. Tentative map consisting of 7 single-family residential lots on 3.89 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and west of Arville Street within Enterprise.

MICHAEL NAFT

Good morning.

TONY CELESTE

Good morning, Mr. Chair, Commissioners. My name is Tony Celeste, address 1980 Festival Plaza Drive, here on behalf of Pulte Homes. As you can see from the aerial, I actually have three sites highlighted. These are all back-to-back-to-back items. So, 23 and 24 are with respect to the 003-parcel highlighted here on the southwest corner of Warm Springs and Arville. First of all, this is not a zone change. We are in the RNP. We're not looking to take it out of the RNP, and we look forward to developing within the RNP

and the related standards. This right here is a proposed 7 lot development. Lots 3, 4, 5, 6, and 7 will all front Arville, and then Lots 1 and 2 will front Mardon. We have had some extensive conversations with Commissioner Naft's office, Planning, and Public Works with respect to the street improvements along Arville here and related development of that.

We initially had submitted a waiver for full off-site improvements along Arville, but after working with the Commissioner's Office, Planning, and Public Works, we are going to provide the full off-site improvements along Arville, including streetlights. Understand we can work with the Commissioner's Office and Public Works on the design of those streetlights, maybe something that would be more of, you know, RNP residential friendly on the design, but nonetheless, we will install those full off-site improvements. In order to do that though, we are asking for some consideration on the lot sizes and a condition that our lot sizes be a minimum of 16,000 square feet. What happens here is we have to provide an additional dedication of the right-of-way for the detached sidewalk. We understand we will have to come in and file a separate land use application for that vacation and abandonment to provide for that detached sidewalk along Arville.

We are though, still asking for the waiver of off-site improvements along Mardon. That is a 60-foot right-of-way, and I think that would be consistent with the rest of the rural neighborhood landscape through there. There is a CIP, or county improvement project, that is going on right now along Warm Springs. So Warm Springs will have those detached sidewalks, landscaping, and, of course, Pulte will have to contribute to that. So, walking through some of the revised conditions here, ultimately — Well, actually, and really the crux of the matter originally was our building setbacks. So, we have a model, a one-story home that, when it does not have an RV (Recreational Vehicle), portions of that home is within the 10-foot setback. If we have the RV portion of the home, then we do meet the setback because you're allowed to have less than 50% of your building within 10 feet of that setback.

So really, this is a mixture of one- and two-story homes. This request for the waiver of the setback only applies to our single-story home that does not include the RV setback. This is an application that was previously seen a couple of weeks ago by this Board. There was a condition imposed that no more than 50% of the lots can have that 10-foot setback, so we'd much appreciate if that same condition can be applied to this application here. So, just, kind of, to run through a few different things on what we're withdrawing, amending, et cetera, and the change of the conditions, I will go through that right now. So, with respect to waiver 1, that is the 10-foot building setback I was talking about. If we can just amend that to apply to no more than 50% of our lots.

Waiver 2, we can withdraw that. That is the eliminate landscaping and off-site improvements along Arville. However, subject to hopefully a condition allowing minimum 16,000 square foot lots. And then the same with waiver 3, we will provide our full off-site improvements there, again, subject to hopefully 16,000 square foot lots. However, we do need, that would be amended because we are still requesting the full off-site or the waiver of the full off-sites or rural standards along Mardon there. With those changes, that results, I think, in some of the conditions of approval that have to be amended or changed. And we have provided a working draft of this to Planning and Public Works and to your office here.

And I know it's been moving around a little bit this morning, so I'm going to do my best to read that in. And of course, I know Planning and Public Works will be able to correct me if I have misstated any of these. But essentially, we were asking for a condition that net lot minimum size of 16,000 square feet. Now, because we are providing all the landscaping, that fee in lieu of is no longer required. So, we're asking that the back half of that condition be amended and just simply read, "A certificate of occupancy and/or business license shall not be issued without a Certificate of Compliance."

The next one is, we can agree to provide single-story homes adjacent to existing single-story homes. We are also asking for a condition that, along Mardon, since we are asking for those full off-site improvements, that we still provide a 5-foot-wide asphalt walking path. Also, that we are required to work with Public Works and provide full off-site improvements along Arville and then file the related vacation and abandonment of that.

Also, in I understand working with Public Works this morning, there's a condition to provide circular driveways on all of lots 1 through 7. However, because Mardon is only a 60-foot right-of-way, I understand that they are willing to strike Lots 1 and 2, but that would apply 3 through 7 because we front Arville, and that we just work with Public Works on the design of that. Especially considering number 7 as we're pretty close to that intersection there.

I believe that covered most of them. So, with that, we appreciate the neighbor's, you know, issues about landscaping, single-story, so I think we've been able to address a lot of that with these revisions. Greatly appreciate working with your office, Planning and Public Works on this.

MICHAEL NAFT

Thank you very much. If that concludes your presentation, I'll open up the public comment period on Items 23, 24, 25, and 26. Anyone wishing to speak, please come forward at this time. I think I read too many.

JENNIFER AMMERMAN

Yeah. Just Items 23 and 24.

MICHAEL NAFT

23 and 24. Anyone wishing to speak on Items 23 and 24, please come forward at this time. Seeing no one, I'll close the public comment period. Mr. Celeste, I think you did cover everything mostly that was on my list. I'm going to ask Mr. Papazian if there's anything that was missed for the record.

ANTONIO PAPAIZIAN

Thank you, Commissioner, because they are still requiring a waiver for full off-sites on Mardon, they will have to execute a restrictive covenant. And because they are doing off-sites in a detached sidewalk on Arville, just for the record, the installation of detached sidewalks will require a vacation of excess right-of-way and granting necessary easements of utilities, pedestrian access, streetlights, and traffic control as a condition.

MICHAEL NAFT

Well said. You understood all that?

TONY CELESTE

We understand that and agree with it.

MICHAEL NAFT

And then just the last thing I would add, both related to this item and not, Commissioner Kirkpatrick and I have talked about utilizing the RAAC (Rural Alliance Advisory Committee) Committee on a rural design standard. That is why in this approval there's language to work with Public Works specifically to lighting. While I am requiring off-sites, they may look a little bit differently. And my hope is that we'll be able to engage the input of the RAAC Committee quickly, here on some design standards, for not just these applications but future applications.

TONY CELESTE

We greatly appreciate that.

MOTION

MICHAEL NAFT

If there's nothing further, I'm going to move for approval of Items 23 and 24.

ANTONIO PAPAIZIAN

Sorry, Commissioner. I hate to do this to you. I do have to delete a condition because I do have cost participation for the improvements on Mardon Street. So, I'd like to delete, "Applicant shall enter into a cost participation agreement for future Arville Street and Mardon Avenue improvements." I apologize —

MICHAEL NAFT

And that'll be reflected in my motion.

TONY CELESTE

Thank you.

VOTE

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

MICHAEL NAFT

The motion passes.

24. TM-26-500005-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 7 single-family residential lots on 3.89 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and west of Arville Street within Enterprise. MN/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 23).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Minimum net lot area of 16,000 square feet.
- 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

- Full off-site improvements on Arville Street;
- Applicant to coordinate with public works on streetlight design;
- Applicant to construct a 5 foot asphalt path along Mardon Avenue;
- Applicant shall enter into a cost participation agreement for the Warm Springs Road improvement project;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- The installation of detached sidewalk will require a vacation of excess right-of-way and granting necessary easements of utilities, pedestrian access, streetlights, and traffic control;
- Applicant to construct circular driveways for Lots 4, 5, and 7;
- Drainage study and compliance;
- Traffic study and compliance;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Building Department - Addressing

- The street suffixes shall be spelt out.

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

- All flag lots must comply with 503.2.1.3 of the CC amended 2024 IFC.

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 #0396-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Heard after Item 22)

25. WS-26-0055-DANIEL PERLA ASSOCIATES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements in conjunction with a proposed single-family residential development on 1.08 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of La Madre Way and west of Durango Drive within Lone Mountain. AB/sd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, 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;
- Applicant to construct a 5 foot asphalt path along La Madre Way;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- All flag lots must comply with 503.2.1.3 of the 24 IFC as amended by Clark County.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county, and for any sanitary sewer needs, 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.

JENNIFER AMMERMAN

Next item, Commissioners will take Item 25 out of order to go before Item 23. Item 25 is WS-26-0055. Waivers of development standards for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements in conjunction with a proposed single-family residential development on 1.08 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of La Madre Way and west of Durango Drive within Lone Mountain.

MICHAEL NAFT

Thank you. Good morning.

JAMES LOPEZ

Good morning. James Lopez, 6725 South Eastern Avenue on behalf of the applicant. We have a two-lot parcel map in the RNP that we're requesting a waiver of full off-sites and landscaping. That's consistent with the development in the area and nothing else has had to have the full off-sites or the landscape, so that's why we're asking for that. If we weren't asking for that, we'd probably have neighbors making us ask for that but be that as it may. We read the conditions of approval and agree and respectfully request your approval.

MICHAEL NAFT

Thank you. If that completes your presentation, I'll open the public hearing on Item 25. Anyone wishing to speak, please come forward at this time. Seeing none, I'll close the public hearing. Commissioner Becker.

MOTION

APRIL BECKER

Yes. We've looked at this plan, and I think that it fits in the area. It's consistent with what's already existing, so I would move for approval.

MICHAEL NAFT

Thank you. There's a motion for approval. Please cast your vote.

VOTE

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

MICHAEL NAFT

That motion passes. Thank you.

JAMES LOPEZ

Thank you.

26. WS-26-0060-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate street landscaping; and 3) waive full off-site improvements.

DESIGN REVIEW for a proposed single-family residential development on 2.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Eldorado Lane and west of Arville Street within Enterprise. MN/jud/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Minimum net lot area of 16,000 square feet;
- Single-story homes to be built on lots adjacent to existing single-story homes;
- 10 foot front setback allowed on 50% of the lots;
- 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

- Full off-site improvements on Arville Street;
- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to construct a 5 foot asphalt path along Eldorado Lane;
- The installation of detached sidewalk will require a vacation of excess right-of-way and granting necessary easements of utilities, pedestrian access, streetlights, and traffic control;
- 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. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; 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.

WAIVERS OF DEVELOPMENT STANDARDS #2 AND #3B WERE WITHDRAWN.

JENNIFER AMMERMAN

Next item is Item 26, WS-26-0060. Waivers of development standards for the following: 1) reduce setback; 2) eliminate street landscaping; and 3) waive full off-site improvements. Design review for a proposed single-family residential development on 2.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Eldorado Lane and west of Arville Street within Enterprise.

MICHAEL NAFT

Hello.

TONY CELESTE

Good morning again. Tony Celeste, 1980 Festival Plaza Drive. Here is the second portion of, or the second Pulte proposed development. It is labeled the 009 parcel, is located on the northwest corner of Arville and Eldorado here. We are proposing a 4-lot cul-de-sac. Again, that will come off of Arville. Similar to the previous application, again, this one has the similar building setback issue. So, we would request that for half of the lots, 50% of the lots to be allowed for the 10-foot setback. We are also, as previously

discussed, going to provide the full off-site improvements along Arville. We would request though that Eldorado still have the non-urban or rural standards applied to those. So, with respect to, again, the proposed conditions, or let me go through some of the waivers.

So, first, waiver 1, again, we are asking to amend that to allow for 50% of our lots that have the 10-foot setback. Waivers 2A and 2B, we can withdraw those, subject to allowing a minimum net lot size of 16,000 square feet. Again, because of the required dedication along Arville, it will eat into some of the ultimate net lot size. So, if we can have that condition, that'd be greatly appreciated. And then we can withdraw, like I said, waivers 2A and 2B. We will need to keep waiver 3A, that is, with respect to the Eldorado off-site improvements. We do want to waive those and provide the rural standards. And then for — excuse me, 3B again, we will provide the full off-site improvements and related utilities required along Arville. So, with respect to that, the conditions do have to be amended. That would include a net lot size minimum of 16,000 square feet. We are agreeable to doing the single-story homes adjacent to existing single-story homes.

As I mentioned, the 10-foot front setback allowed on 50% of the lots. The applicant to construct a 5-foot-wide sidewalk along — Oh, I may have the wrong — Excuse me. Looking at the wrong notes here. Along Eldorado there. And then because we are now going to be able to comply with the landscaping, similarly, we do not need that fee in lieu of. So, for this it just would say that we have to provide the Certificate of Occupancy prior to that. And then if we could strike the condition around — or I guess there is no condition, but there was discussion about the cost contribution along Arville. We don't need that because we're going to be providing those full off-sites. So, with that, those are some of the conditions we're hoping to have amended.

MICHAEL NAFT

Thank you. I'll open the public comment period for Item 26. Anyone wishing to speak, please come forward at this time. Seeing none, I'll close the public comment period. Yes, we understand that there won't be a cost contribution because you're going to be doing the off-sites yourselves. I'd also reference Ms. Diprete, who spoke at the initial public comment period. This is the item that she was referencing. I'm conditioning it that way, on the residential-to-residential matching, one to one-story. And I think you addressed the issue she raised related to landscaping. Mr. Papazian, is there anything that we've left off?

ANTONIO PAPAIZAN

Yes, sir. Thank you, Commissioner. Again, because they are constructing full off-sites on Arville, I would like to delete a portion of my condition that says, "Applicant to construct a 5-foot asphalt path along Arville." And also same as the last few applications to add, "The installation of detached sidewalk will require a vacation of excess right-of-way and granting necessary easements of utilities, pedestrian access, streetlights, and traffic control."

MICHAEL NAFT

Very good. You and your client understand all those conditions —

TONY CELESTE

We understand and agree.

MICHAEL NAFT

Okay.

TONY CELESTE

Thank you.

MOTION

MICHAEL NAFT

If there's nothing further, I move for approval of Item 26, with the withdraws read into the record and the additional conditions.

VOTE

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

VOTING NAY: None

ABSENT: William McCurdy II

ABSTAIN: None

MICHAEL NAFT

Motion passes.

(Companion Items 27 and 28)

27. **WS-26-0061-COUNTY OF CLARK (AVIATION):**

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

DESIGN REVIEW for a proposed single-family residential development on 4.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Mardon Avenue and east of Arville Street within Enterprise. MN/jam/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 28).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Waiver of development standards #5 approved for Eldorado Lane and Mardon Avenue;
- Minimum net lot area of 16,000 square feet;
- Single-story homes to be built on lots adjacent to existing single-story homes;
- 10 foot front setback allowed on 50% of the lots;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Full off-site improvements on Arville Street;
- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to construct a 5 foot asphalt path along Eldorado Lane and Mardon Avenue;
- The installation of detached sidewalk will require a vacation of excess right-of-way and granting necessary easements of utilities, pedestrian access, streetlights, and traffic control;
- 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. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; 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 #0394-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

WAIVER OF DEVELOPMENT STANDARDS #5 WAS WITHDRAWN FOR ARVILLE STREET ONLY.

JENNIFER AMMERMAN

Next are Items 27 and 28, which can be heard together.

- [Item] 27, WS-26-0061. Waivers of development standards for the following: 1) reduce setback; 2) eliminate street landscaping; 3) increase retaining wall height; 4) increase fill height; and 5) waive full off-site improvements. Design review for a proposed single-family residential development on 4.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Mardon Avenue and east of Arville Street within Enterprise.
- [Item] 28, TM-26-50012. Tentative map consisting of 8 single-family residential lots on 4.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Mardon Avenue and east of Arville Street within Enterprise.

MICHAEL NAFT

Hi.

TONY CELESTE

Hello again, Mr. Chairman, Commissioners, my name is Tony Celeste, address 1980 Festival Plaza Drive. Again, here on behalf of Pulte Homes, and this is the third and final application in this neighborhood. You can see across the street from the 009-parcel labeled 008, it is located on the northeast corner of Arville and Eldorado. Here we are proposing an 8-lot cul-de-sac that will come off of Mardon through here. Similar to the previous applications, we're requesting a 10-foot setback for our single-story home that does not have the RV garage. We would request, again, similar condition that no more than 50% of our lots have that condition or — that no more than 50% of our lots be allowed to have the 10-foot setback. We are going to do the full off-site improvements along Arville. However, we'd like to keep to the rural standards along Mardon and Eldorado here.

One of the new issues with this one though, is with respect to our east property line right here, around lots six — or excuse me, I can't read. These bottom 5 and 6 right here, we do have a waiver to increase the grade and fill in this area. All the utilities come this way and then down Mardon. So, right along the eastern property line, the first couple of lots coming in will be pretty level with our existing neighbors here. However, it does step up, and right here is where it's most impacted, and that's so we have the ability to bring the utilities and sewer back down this way. We also have reverse drainage because there is a drainage easement on our side right here, that'll help with that flow and the gravity to bring it down back to Mardon. So that is the reasons why we do need to have those waivers here.

So, with respect to the actual waivers, like I said, we're going to be asking to amend a few of them. With respect to waiver 1, this is to allow one half of our lots, or 50% of our lots to have the 10-foot front setback. Lots — or excuse me, waivers 2A, B and C, we can withdraw those, subject to a condition that we provide a minimum of 16,000 square foot lots. Waiver 3 and waiver 4, those are with respect to the fill and the retaining wall height. We do need to keep those for the reasons I just explained. And then on waiver 5, we can delete Arville, but we do want the waiver for the off-sites along Eldorado and Mardon.

So, with respect to how some of those amended conditions would work, is again, we would be required to vacate and abandon and provide a separate application for Arville here, to provide for the detached sidewalks and related utilities. Again, the net lots square footage of 16,000 square feet. Because we are now going to provide all the perimeter landscaping, we no longer need the condition of the pay in lieu fee. So, just that condition to be amended to, "Certificate of occupancy and/or business license shall not be issued without a Certificate of Compliance." Then the 10-foot front setback for 50% of the lots, we are

then to provide, because we are asking for the waiver for full off-sites along Mardon at Eldorado, however, to provide the 5-foot-wide asphalt walking path. And I believe that pretty much addresses a lot of those conditions. Thank you for your consideration.

MICHAEL NAFT

Thank you. This is a public hearing on Item 28. Anyone wishing to speak, please come forward at this time. Seeing no one, I'll close the public hearing. Mr. Papazian, I think he got it all that time.

ANTONIO PAPAIZAN

He did, Commissioner. Thank you. I like to delete because they are providing full off-sites on Arville. I'd like to delete a portion of our condition that they construct a 5-foot path along Arville. And also, because they are doing detached sidewalks, to add the condition, "The installation of detached sidewalks will require a vacation of excess right-of-way and granting necessary easements of utilities, pedestrian access, streetlights, and traffic control."

MICHAEL NAFT

Thank you very much. And just to clarify the record, I think I called in Item 28 only for the public hearing. This is related to both Items 27 and 28. Mr. Warhola, does that satisfy any need for public comment?

ROBERT WARHOLA

Yes.

MOTION

MICHAEL NAFT

Great. Thank you very much. If there's nothing further, then my motion is inclusive of the amendments and additional conditions, the withdrawal of waiver 2A, B, and C with the additional condition of the 16,000 feet. And anything else that's been read into the record?

TONY CELESTE

No, I appreciate it. I'm glad I almost got it fully correct after my third try here.

MICHAEL NAFT

Thank you very much. There's a motion for approval. Please cast your vote.

VOTE

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

VOTING NAY: None

ABSENT: William McCurdy II

ABSTAIN: None

MICHAEL NAFT

The motion passes. Thank you —

TONY CELESTE

Thanks. I greatly appreciate everyone working with us. We were working well into the night on this, so I greatly appreciate it. Thanks.

28. **TM-26-500012-COUNTY OF CLARK (AVIATION):**

TENTATIVE MAP consisting of 8 single-family residential lots on 4.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Mardon Avenue and east of Arville Street within Enterprise. MN/jam/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 27).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Minimum net lot area of 16,000 square feet.
- 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; revised plans may be required if map boundary changes; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Full off-site improvements on Arville Street;
- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to construct a 5 foot asphalt path along Eldorado Lane and Mardon Avenue;
- The installation of detached sidewalk will require a vacation of excess right-of-way and granting necessary easements of utilities, pedestrian access, streetlights, and traffic control;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combine Fire Communications Center shall be provided;
- All streets shall have approved street name and suffixes;
- The street suffixes shall be spelt out.

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 #0394-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 29, 30, 31, and 32)

29. PA-25-700057-CACTUS BERMUDA INVESTMENTS, LLC:

PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 1.69 acres. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise. MN/rk (For possible action)

ACTION: ADOPTED (RESOLUTION R-3-18-26-2; COMPANION ITEMS 30, 31, AND 32).

JENNIFER AMMERMAN

Next are Items 29 through 32, which are related and can be heard together.

- Item 29, PA-25-700057. Plan amendment to redesignate the land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 1.69 acres. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise.
- Item 30, ZC-25-0883. Zone changes for the following: 1) to reclassify 1.69 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise.
- [Item] 31, VS-25-0884. Vacate and abandon easements of interest to Clark County located between Giles pie Street and Bermuda Road, and Cactus Avenue and Irvin Avenue; a portion of right-of-way being Cactus Avenue located between Giles pie Street and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Cactus Avenue and Irvin Avenue within Enterprise.
- Item 32, WS-25-0885. Waivers of development standards for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) alternative driveway geometrics. Design review for a proposed commercial development (retail center) on 1.69 acres in a CG (Commercial General) Zone. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise.

MICHAEL NAFT

Good morning.

NANCY AMUNDSEN

Good morning, Commissioners. Nancy Amundsen, 520 South 4th Street in Las Vegas. I'm here to present these items for the applicant. Item 29 is a plan amendment. In late 2019 — 2019, sorry, the county started the update to the Enterprise Land Use Plan. Close to 300 requests were submitted, and this was one of them. Staff recommended approval, and the county got to the TAB, and the TAB recommended approval of this item as well. Same request.

Just wanted to show you that to the north is NC. To the east is Corridor Mixed-Use (CM). This request, which is in the area here, would be to NC, and it's consistent with the other corners of this intersection. We did have the required neighborhood meeting, and the neighbors were more worried about the uses that would be going into the commercial buildings, as opposed to the change in the plan.

The second item, Item 30, would be the zone change. We're requesting the zoning to be changed to a CG. As you can see, all three of the other corners are zoned CG. When we went to the TAB, the TAB recommended CN. The Planning Commission recommended CG. So, to give you the background on that.

The proposal is for a retail development. We have one building, the building to the west, which would be right here. That's going to be an AutoZone. It's not going to be car repair or anything. It's going to be a total retail store. And then the other two buildings would be retail as well. We're proposing detached sidewalks all along the site. And as you can see in your agenda, one of the requests is for a vacation, which is recommended for approval.

There are no other sidewalks to the west, or to the south. So, the sidewalks would help anybody circulating on this property. We are showing the correct amount of landscaping. There is a request for a reduction in the landscaping along the west and on the south, not the number of trees, not the amount of landscaping, just the width, because the original proposal was for a redundant wall.

We had talked to the neighbors to the west and to the south, and they would like the 8-foot wall to be just one wall. So, although we are not going to request to retake that waiver away, because we're not sure exactly how, if they were to reconstruct the wall, or put additional courses on top, we're not sure if it might tweak that reduction in landscape width, not landscaping. But I know that the Commissioner has a condition on that, that we work with the neighbors to create one wall, not a redundant wall on that site.

The other request is for a — There's a roll-up door on the AutoZone site. It's just next to the loading area. It's a small door. It's not for cars to go in or out of, it's just to make it easier to unload. And as you can see, it would be here. This is where the house is. At the TAB meeting, we had a nice discussion with the neighbor to the south, who had no issue with that roll-up door, because they felt that enough landscaping would be going there. And if there's an 8-foot wall, they would obviously not see it.

Just to give you an idea of the site, and I didn't take any pictures, but to give you an idea of the site, the property to the west and the property to the south are lower than this. So, if we had an 8-foot wall on our property or we made their wall taller, they would have a lot more protection, because right now you can walk up and look over their wall, because it is 6-foot on their side, but on the outside it is not. And with that, I'm here to answer any questions.

MICHAEL NAFT

Thank you. This is a public hearing on Items 29, 30, 31, and 32. Anyone wishing to speak, please come forward. Welcome back.

AL ROJAS

My name is Al Rojas, and I'm active in the community. And I heard something about AutoZone. We're having a lot of problems with AutoZone in our area. I had a few questions. Number one, where is your dumpster? And number two, how are you guys picking up, retrieving the oil that people can turn in? What we're saying is, number one, the district manager —

MICHAEL NAFT

Just to clarify, this is a retail store.

AL ROJAS

Huh?

MICHAEL NAFT

This is a retail store.

AL ROJAS

Didn't they say AutoZone?

MICHAEL NAFT

It's a retail store. There is no mechanic work happening.

AL ROJAS

No, I understand that. But you can return oil to the Auto — They have a dumpster where you can return used oil. You know, where people return used oil from their — And what we're seeing is that it's being left out on the public, and people are — It's just all over the ground. I mean, I don't have pictures, but I brought it up to the attention of my Commissioner. She's helped us. And it's just a problem that we're having with AutoZone, and their district manager's not available.

So, I'm asking that maybe you ought to get a number for the district manager, find out how this oil that's returned from the public that's used, motor oil, how it's being disposed of, or not disposed of, but collected, and where their dumpsters are at. Because their dumpsters also are just — There's just trash all over the place, over on Nellis and Judson is an issue. And over on Lake Mead and Hollywood, for those Commissioners that are in that area. I do want to thank my Commissioner Kirkpatrick, for helping us out, because it is acting up again, but she understands what's going on. Thanks.

MICHAEL NAFT

Anyone else wishing to speak on Items 29 through 32, please come forward. Seeing none, I'll close the public hearing. Thank you for the presentation. I want to make sure some of these conditions I'm pretty particular about, so, I'm going to reread them in. I think you read them well. But you talked a little bit about the zoning related to Item 30. None of the uses being requested here are being presented, need CG for. So, my approval would be to reduce the requested zone change to CN. I assume since there's no need for CG, your applicant doesn't mind that?

NANCY AMUNDSEN

The applicant had requested CG, but the uses that are being proposed will fit in the CN.

MICHAEL NAFT

Very good. And then on Item 32, we're going to add some conditions that the business be limited to daytime hours of operation, which is 6 a.m. to 10 p.m. That the applicant will have a structural engineer determine the feasibility of increasing the wall heights to the west and the south. If the existing wall height cannot be increased to 8 feet in height, it will be replaced with a new 8-foot decorative wall, in colors consistent with the existing wall.

NANCY AMUNDSEN

I understand.

MICHAEL NAFT

And then the last condition that I will impose, would be that signage be limited to monument sign, and building sign as permitted by code.

NANCY AMUNDSEN

Understood.

MICHAEL NAFT

Very good. If there is nothing further, I will move for approval of Items 29, 30, 31, and 32.

VOTE

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

VOTING NAY: None

ABSENT: William McCurdy II

ABSTAIN: None

MICHAEL NAFT

The motion passes. Thank you.

NANCY AMUNDSEN

Thank you.

30. ZC-25-0883-CACTUS BERMUDA INVESTMENTS, LLC:

ZONE CHANGES for the following: 1) to reclassify 1.69 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise (description on file). MN/rk (For possible action)

ACTION: APPROVED (COMPANION ITEMS 29, 31, AND 32).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Reduction to CN (Commercial Neighborhood) Zoning.

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 0353-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

31. VS-25-0884-CACTUS BERMUDA INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Giles pie Street and Bermuda Road, and Cactus Avenue and Irvin Avenue; a portion of right-of-way being Cactus Avenue located between Giles pie Street and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Cactus Avenue and Irvin Avenue within Enterprise (description on file). MN/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 29, 30, AND 32).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- The 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;
- 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 Bermuda Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

32. WS-25-0885-CACTUS BERMUDA INVESTMENTS, LLC:

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

DESIGN REVIEW for a proposed commercial development (retail center) on 1.69 acres in a CG (Commercial General) Zone. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise. MN/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 29, 30, AND 31).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Businesses hours of operation limited to daytime hours (6:00 a.m. to 10:00 p.m.);
- Applicant to have a structural engineer determine the feasibility of increasing the wall heights to the west and south, if the existing wall cannot be increased to 8 feet in height, it will be replaced with a new 8 foot high decorative wall in colors consistent with existing wall;
- Signage limited to monument sign and building signage as permitted by Code;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Bermuda Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking 0353-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 33, 34, 35, 36, and 37)

33. PA-25-700058-COUNTY OF CLARK (AVIATION):

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 9.39 acres. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/gc (For possible action)

ACTION: ADOPTED (RESOLUTION R-3-18-26-3; COMPANION ITEMS 34, 35, 36, AND 37).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

JENNIFER AMMERMAN

Next are Items 33 through 37 that are related and can be heard together.

- [Item] 33 is PA-25-700058. Plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 9.39 acres. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise.
- Item 34, ZC-25-0887. Zone changes for the following: 1) reclassify 9.39 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise.

- [Item] 35, VS-25-0886. Vacate and abandon a portion of right-of-way being Windmill Lane located between Cimarron Road and Gagnier Boulevard within Enterprise.
- [Item] 36, WS-25-0888. Waiver of development standards to increase driveway width. Design review for a proposed single-family residential development on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise.
- Item 37, TM-25-500216. Tentative map consisting of 57 single-family residential lots and common lots on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise.

MICHAEL NAFT

Good morning.

STEPHANIE GRONAUER

Good morning, Mr. Chairman, Commissioners. Stephanie Gronauer, sorry. 1980 Festival Plaza Drive, here on behalf of the applicant, Lennar Homes. This property is a little over 9 acres on the south side of Windmill Lane, just to the west of Cimarron is located right here. This is an aviation auction parcel where Lennar was the successful bidder of the property. In looking at the area, they took seriously and considered that there is an RNP, and that this property is currently planned for RN. You can see here on the master plan, the yellow is the RNP in the area.

However, they also looked closely at what was happening up and down Windmill, which is a 100-foot right-of-way. You can see to the north, all of these parcels are planned for commercial, or for public facility. Also, to the east, you see some commercial plans, as well as these are mid-intensity, in this beige color here.

There are a couple homes that are developed to here, that front onto Windmill, back in the 1990s, probably. And then this is a church here. And then there's a development here that was built out by William Lyon Homes without homes facing, but that are RNP developed homes. But with the exception, you can see all the way up and down Windmill is master planned for things higher than 0.5 acre lots, and that's for a reason. It's a 100-foot right-of-way on Windmill.

Also, the zoning has been quite different than 0.5 acre lots up and down Windmill. You can see everything in orange is RS3.3. There's commercial immediately to the east of us that was just approved in December. That commercial plan has a tavern, a mini-storage, and two quick serve centers. In fact, I brought the site plan, so you can see what's immediately to the east of us. This is the plan that was approved. The tavern is located immediately adjacent to the property. We're talking about two QSRs (Quick Service Restaurant). So, fast food drive-thru here, a retail center here, and then a huge mini-storage development with roll-up doors that are going to face this property.

So, this is a unique parcel in that regard, just because, yes, it is planned for and zoned RNP, but immediately east, we've got a very intense commercial development, and then you can see it has actually been zoned out and developed at RS3.3 across the street to the west and to the east.

So, in looking at an appropriate plan, Lennar proposed this. And you can see we've got 10,000 square foot lots to the west, where there are existing RNP homes, and to the south where there's RNP homes. Also, these are one-story homes. So, this is Lennar's nice big product, 3,100 to 3,500 square feet. The only waiver we have associated with this, is to allow wider driveways on these one-story homes, because it's

their big one-story product with the driveways that are wider than what code allows. The heights of these homes are between 19 feet and 21 feet, so very low profile. We do sit a little bit lower than the homes to the west of us that are RNP. So, we really tried to be cautious of the adjacent RNP to the west and to the east.

Also, you can see here on Mistral, this is a dead-end cul-de-sac. We have no access to it. So, our only access point will be on Windmill. So, essentially no impact to that RNP from a traffic standpoint, since all of our traffic will be coming off of Windmill. But then we do transition to the smaller lot homes in the center of the project, and along the eastern edge, where we're adjacent to the commercial and along Windmill, obviously, where we're adjacent to the 100-foot right-of-way.

There are some neighbors here. We started with a lot more than are here today that would prefer to see this to stay 0.5 acre lots. I think from what I've heard, other than density, their probably biggest concern is Mistral. Right now, we show full off-sites, and we're happy to do something other than that. Most importantly, no lights, so that it does stay dark back in that RNP.

Also, in talking with Public Works, this cul-de-sac is built out with an attached sidewalk. So perhaps we could do some rural standards, or a combination, where we finish out the cul-de-sac with the curb, gutter, sidewalk, attached sidewalk, and then keep it rural, and just pavement and landscaping as you head west on Mistral. Of course, that's up to the commissioner, but we're happy to do rural standards there. In fact, we think it fits better within the community, because Mistral is rural standards all up and down it. Along Windmill, we've got the detached sidewalk and the full off-sites there.

So, with that said, the Planning Commission did not condition us to this, but we're happy to agree to a condition that we would provide notices to homeowners in this community that there are horses and rural properties in the area. And with that comes the noise and the smells associated with rural properties. So, happy to do that notice disclosure, as well as condition these lots along the west and the south to one-stories. And then of course, no lights and whatever the rural standards that you, as a Commission, think is appropriate. So, with that said, I'm happy to answer any questions, but we would very much appreciate you follow the Planning Commission's recommendation of approval.

MICHAEL NAFT

Thank you very much. If that completes your presentation, I'll open the public hearing on Items 33 through 37. Anyone wishing to speak, please come forward at this time.

BOB GLAU

Good morning. Bob Glau, G-L-A-U, 8260 Gagnier Boulevard. This is in the RNP, and we do have master plans, and we had a lot of energy put into that last master plan. And if we're going to just change stuff from the master plan, why do we have all the effort and energy going into having a master plan to begin with, so people can plan around what they're going to do and build?

We had one neighborhood meeting on this, and I wouldn't really call it much of a meeting. It was about 30 to 50 people there. They pretty much just said, "This is what we're going to build." There wasn't any discussion about maybe a half and half, or maybe this, or that. I mean, I would love to see it stay 0.5 acre all over. But if not, maybe —They're trying to say it's a buffer to the RNP, when they're just pulling it out of the RNP. So, if you're going to try to make a buffer for the RNP, then let's do 15,000 square foot lots along the two sides south and west. Let's do, if you want to do your high density, do it along Windmill, do it along the commercial part, and then in the interior, let's do 8 to 10,000 square foot lots. That would be kind of a buffer between Windmill and the RNP.

But to just go immediately to high-density, three or four times the density that it's zoned for, is inappropriate. The TAB absolutely denied this completely. Inexplicably, the Planning Commission didn't. One person said no and the rest said yes. But I just don't think it's proper for the neighborhood. I don't think it's where it should be, and I would encourage you to deny it the way it is, and maybe we can meet and have something else drawn up that would satisfy everybody. Thank you.

MICHAEL NAFT

Thank you. Anyone else wishing to speak?

DEANA YOUNG

My name's Deana Young. I live at 8345 West Mistral Avenue. And I am also directly impacted, as Mistral actually makes this T. So, the top part is where they're talking about their southern border of the property. And then I'm at the very end of the cul-de-sac that runs north-south.

I would first reiterate that the TAB resoundingly did not approve this. I really was very impressed with how detail-oriented you all are and recognizing that there was even one tree missing from the requirement. So, I would also request that you take that into consideration as you consider that they are continuing to erode and chip away at the RNP, which was specifically why many of us purchased in this area. Because we enjoy and appreciate the rural neighborhood, the lifestyle that that offers, and the community that we've built, with that understanding of that lifestyle. So, I ask you to thoughtfully consider and reconsider what this proposal would mean. Thank you.

MICHAEL NAFT

Thank you.

MICHAEL LEKAR

Michael Lekar, 8315 West Mistral Avenue. I'm the property directly south of this proposed property. There's been no talk of height of walls. Drainage there is horrible when we get these flash flood rains coming through that whole street there. I mean, it's rocks galore.

So, I approve just about everything else. I would like to see bigger properties, obviously. But we understand the growth of neighborhoods and things like that. But 0.33 acre lots would be great, like Bob was saying, and we appreciate all your input on that.

MICHAEL NAFT

Thank you. Good morning.

BRIAN BARRON

Good morning. Brian Barron, 3585 West Pebble Road. In general, I do not support the zoning change. I see the RNP disappearing. I live in an RNP area, and repeatedly, the RNP is just shrinking. And honestly, I think that you should deny the rezoning of this project, and reconsider having them go back to a new plan. Thank you.

MICHAEL NAFT

Thank you. Anyone else wishing to speak on Items 33 through 37? Seeing none, I'll close the public hearing. Commissioner Jones.

JUSTIN JONES

Thank you, Mr. Chair. Ms. Gronauer, can you talk about the wall height and the drainage concerns that were raised?

STEPHANIE GRONAUER

Yes. So currently, we have a 6-foot wall that's proposed along this western and southern and eastern boundary. There will be some retaining, but it will be on our side, because we're lower. So, I think there's up to about 2.5 feet of retaining along this western edge that would be below their property. But there will be a redundant wall 4 inches from the existing wall that would be next to their wall, and then filled in so that critters can't get in the middle of it.

This particular property owner to the west, I don't believe, has attended any of the meetings, so we don't know what they want, if they would prefer something different. I know they've got some view fencing there. But the good news is, we are below them, so it should be close to the same height and not higher than their wall.

Along this southern edge, which is Mistral, as I mentioned, I did bring a picture just so you can see what exists there today. So, today there is just attached sidewalk along this wall, where that cul-de-sac is. And you can see on our side, there's just a bit of a sidewalk. But then you see as you go west, it gets rural, and that's the same across the street as well. From a drainage perspective, obviously, curb, gutter, sidewalk helps the drainage. So, certainly along that cul-de-sac, I know we talked to Public Works about making sure we do curb, gutter, sidewalk along the cul-de-sac, and maybe complete that out and then perhaps do pavement heading west so it's consistent. But if you prefer curb and gutter, we could certainly do that as well. Landscaping will be adjacent to our wall, so anyone that's looking at that wall will have obviously the landscaping here that we've proposed without lights. Because I do think we've heard that at the meetings that they don't want lights on Mistral.

JUSTIN JONES

Where is the flows from the Mistral side? Are they being taken out to Windmill, or how does it work on that?

STEPHANIE GRONAUER

Most of it will go out to Windmill. We do have some drainage easements here. So, I think there'll be some surface flow, but most of it will go out to Windmill.

JUSTIN JONES

All right. Mr. Papazian, do you want to comment on what we want to do on Mistral?

ANTONIO PAPAZIAN

Thank you, Commissioner. We're very open on Mistral. Obviously, Mistral doesn't serve the public except for the few homes that front Mistral. We're okay with maybe reducing the width. It's a 60-foot-wide right-of-way. They were willing to give us 60 feet. I don't think we should get 60 feet. I'd like to change it to 17, so it would be an overall 37-foot-wide right-of-way that would help with, sorry, the grade difference between the westerly properties and their property. When it comes to drainage, it would be nice to see the cul-de-sac finished out, just because we already have curb, gutter, sidewalk in that area. We're okay with no streetlights. The rest is up to you. If you'd like curb and gutter, we're okay with that. If you'd like nothing else, we're okay with that as well.

JUSTIN JONES

All right. I think what makes most sense is to finish out the cul-de-sac at the end of Mistral and then do curb and gutter on the remaining portion, and then to reduce the width per what Mr. Papazian has suggested, that works.

STEPHANIE GRONAUER

That's great.

MOTION

JUSTIN JONES

All right. I appreciate the concerns. My take is that they have done a good job of buffering the RNP. A difference from other proposed projects, 0% of the traffic will be directed into the RNP here. It'll be directed onto a 100-foot right-of-way and Windmill, which is already a heavily trafficked road between Durango and Buffalo. And single story lots in addition to the 10,000 square foot size, I think, does a very good job of buffering the existing RNP from any of the other concerns. It's also adjacent to a substantial preexisting commercial development over there, and a future or existing county park that I know Commissioner Naft would love to have hundreds of millions of dollars to develop over there. So, with that, I'll go ahead and move for approval of agenda Items 33 through 37, with the additional stated conditions today.

MICHAEL NAFT

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

VOTE

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

VOTING NAY: None

ABSENT: William McCurdy II

ABSTAIN: None

MICHAEL NAFT

The motion passes.

STEPHANIE GRONAUER

Thank you very much. Appreciate it.

MICHAEL NAFT

Thank you.

34. ZC-25-0887-COUNTY OF CLARK (AVIATION):

ZONE CHANGES for the following: 1) reclassify 9.39 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise (description on file). JJ/gc (For possible action)

ACTION: APPROVED (COMPANION ITEMS 33, 35, 36, AND 37).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 0234-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

35. VS-25-0886-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON a portion of right-of-way being Windmill Lane located between Cimarron Road and Gagnier Boulevard within Enterprise (description on file). JJ/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 33, 34, 36, AND 37).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 17 feet to the back of curb and portion of the cul-de-sac for Mistral Avenue;
- The installation of detached sidewalks will require dedication to back of curb, 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

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

36. WS-25-0888-COUNTY OF CLARK (AVIATION):

WAIVER OF DEVELOPMENT STANDARDS to increase driveway width.

DESIGN REVIEW for a proposed single-family residential development on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 33, 34, 35, AND 37).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 1 story homes only along the south and west property lines;
- Disclosure to be provided to future homebuyers informing them of neighboring agricultural uses, including but not limited to horses and other livestock and associated odors, insects, and lighting;
- 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 on Windmill Lane;
- Curb and gutter along Mistral Avenue;
- Applicant to construct curb, gutter, and sidewalk on the cul-de-sac portion only;
- Right-of-way dedication to include 17 feet to the back of curb and portion of the cul-de-sac for Mistral Avenue;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 0234-2026 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

37. TM-25-500216-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 57 single-family residential lots and common lots on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 33, 34, 35, AND 36).

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 on Windmill Lane;
- Curb and gutter along Mistral Avenue;
- Applicant to construct curb, gutter, and sidewalk on the cul-de-sac portion only;
- Right-of-way dedication to include 17 feet to the back of curb and portion of the cul-de-sac for Mistral Avenue;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- The street suffixes shall be spelt out;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 0234-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 8, 2026, PER THE APPLICANT).

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

HOLDOVER USE PERMITS for the following: 1) vehicle maintenance and repair; and 2) outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce drive aisle width; and 2) modify residential adjacency standards.

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

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 8, 2026, PER THE APPLICANT).

40. ZC-25-0833-A & J RENTALS, LLC:

ZONE CHANGE to reclassify 1.62 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor (description on file). TS/gc (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 20, 2026, PER THE APPLICANT).

41. VS-25-0835-A & J RENTALS, LLC:

VACATE AND ABANDON a portion of a right-of-way being Fogg Street located between Bonanza Road and Linden Avenue within Sunrise Manor (description on file). TS/sd/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 20, 2026, PER THE APPLICANT).

42. WS-25-0834-A & J RENTALS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce lot area; and 3) increase retaining wall height.

DESIGN REVIEW for a proposed single-family subdivision on 1.62 acres in an RS10 (Residential Single-Family 10) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/sd/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 20, 2026, PER THE APPLICANT).

43. TM-25-500200-A & J RENTALS, LLC:

TENTATIVE MAP consisting of 6 single-family residential lots on 1.62 acres in an RS10 (Residential Single-Family 10) Zone. Generally located west of Fogg Street and south of Bonanza Road within Sunrise Manor. TS/sd/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO MAY 20, 2026, PER THE APPLICANT).

44. ZC-26-0025-STRIKE INDUSTRIES, LLC:

HOLDOVER ZONE CHANGE to reclassify 0.46 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Topaz Street and north of Dustin Avenue within Paradise (description on file). JG/gc (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 22, 2026, PER THE APPLICANT).

45. WS-26-0026-STRIKE INDUSTRIES, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; 2) waive off-site improvements (streetlights); and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed office/warehouse building on 0.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Dustin Avenue and east of Topaz Street within Paradise. JG/mh/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO APRIL 22, 2026, PER THE APPLICANT).

(Companion Items 46 and 47)

46. ZC-26-0035-GIPSY, LLC:

ZONE CHANGE to reclassify 0.25 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located north of Naples Drive and west of Paradise Road within Paradise (description on file). JG/jgh (For possible action)

ACTION: APPROVED (COMPANION ITEM 47).

CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

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

JENNIFER AMMERMAN

The next several items have been held, so that'll take us to Items 46 and 47, which can be heard together.

- [Item] 46 is ZC-26-0035. Zone change to reclassify 0.25 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located north of Naples Drive and west of Paradise Road within Paradise.
- Item 47, WS-26-0036. Waivers of development standards for the following: 1) reduce street landscaping; 2) reduce parking lot landscaping; 3) reduce and eliminate buffering and screening; 4) increase fence height; 5) increase parking; 6) eliminate parking turnaround; 7) modify residential adjacency standards; and 8) allow an attached sidewalk. Design review for a proposed parking lot expansion and modifications to an existing restaurant and related services establishment on a portion of 1.17 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Naples Drive and west of Paradise Road within Paradise.

MICHAEL NAFT

Good morning.

MAREN PARRY

Good morning, Chair, Members of the Board. Maren Parry, 1980 Festival Plaza Drive, today representing Mr. Jerry Masini and his various entities that own and operate the property on the north and southwest corners of Paradise and Naples. These are some of the hotspots within the new Fruit Loop as designated by the state legislature. And as I think many of you know, Mr. Masini started as somewhat of an inadvertent club operator, but in the last 10 years, has been working to upgrade the neighborhood and expand the opportunities for these clubs. Part of what he's done is acquire additional properties in order to provide more parking.

When he originally acquired the site, it was here over and here over. He's since been able to acquire this piece here and expand the parking lot. He acquired this piece right here and a zone change was recently approved, and we'll be working toward expanding parking there. But today's application is to change the zoning from RS3.3 to CG, which is, I believe, what everyone wants to see on this street. And then, essentially, to mirror the existing parking lot on this new site. Part of the — So, here's where it ends right now, and we'll be moving it over to add additional spaces.

Currently, there are 50 spaces in this parking lot. There will be 74. That means that it will exceed parking by 38, and we believe this is an appropriate time to grant a maximum, an exceptional parking waiver to increase parking. I'll note that some of the other waivers that are involved are requested in order to continue to maximize parking in this area. And also, there is a waiver to allow increased wall height in the "front", and I'm air quoting the front because the road doesn't go this way, it goes this way. So, what this will do is allow an additional screen fencing to enclose the queuing area where patrons are having their ID checked where they can feel a little bit more safe before they enter. With that, we'll respectfully request that you follow TAB's recommendation of approval, and I'm happy to answer any questions you may have.

MICHAEL NAFT

Thank you very much. This is a public hearing on Items 46 and 47. Anyone wishing to speak, please come forward. Seeing none, I'll close the public hearing. Commissioner Gibson.

JIM GIBSON

Thank you. Your client has done an awful lot over the course of time, and it's been interesting to watch how he's done it. So, please help him understand how much we appreciate that, and we're excited to work with him on this. We have added crosswalks on Paradise. Tried to help make movement in the Fruit Loop a safer experience. It's been challenging because people are on their way to the airport, and that's a raceway. But this is a good item, and the work that he's done is something that I support. I move approval, subject to the TAB recommendation.

MICHAEL NAFT

Thank you. There's a motion for approval on Items 46 and 47. Please cast your vote.

VOTE

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

MICHAEL NAFT

That motion passes. Thank you.

MAREN PARRY

Thank you.

47. WS-26-0036-GIPSY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce parking lot landscaping; 3) reduce and eliminate buffering and screening; 4) increase fence height; 5) increase parking; 6) eliminate parking turnaround; 7) modify residential adjacency standards; and 8) allow attached sidewalk.

DESIGN REVIEW for a proposed parking lot expansion and modifications to an existing restaurant and related services establishment on a portion of 1.17 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Naples Drive and west of Paradise Road within Paradise. JG/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 46).

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

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

SEC. 6. APPEAL

48. AC-26-900085: Consider an appeal of the Director's Notice of Decision to deny a Request for Reasonable Zoning Accommodation at 5614 Stingaree Circle within Sunrise Manor; and direct staff accordingly. TS/ja (For possible action)

ACTION: HELD TO APRIL 8, 2026, PER THE BOARD OF COUNTY COMMISSIONERS.

JENNIFER AMMERMAN

Next is Item 48, AC-26-900085. Consider an appeal of the Director's Notice of Decision to deny a request for reasonable zoning accommodation at 5614 Stingaree Circle within Sunrise Manor, and direct staff accordingly.

Commissioners, as you know, zoning accommodations are reviewed to determine if a reasonable accommodation and rules, policies, practices, or services are necessary to afford a person with a disability equal opportunity to use and enjoy housing. The denial of the zoning accommodation was based on the following: according to HUD (U.S. Department of Housing and Urban Development) guidance for unique animals such as chickens, the requester of a reasonable zoning accommodation for a comfort animal or emotional support animal has a substantial burden of demonstrating a therapeutic need for the specific animal or the specific type of animal. There's no evidence that this specific type of animal, which is chickens, is needed for a therapeutic benefit. Thus, a therapeutic benefit can be achieved by using any other type of pet allowed in the Clark County Code without a reasonable accommodation or zoning change.

The ADA (Americans with Disabilities Act) and FHA (Federal Housing Administration) does not require accommodations that would be direct threat to health and safety of others. Backyard chickens, excuse me, are a public health risk. And the size of the backyard may not allow for suitable coop that can be sufficiently spaced from neighbors. And the request is not reasonable because it would require a fundamental alteration of the nature of the residential zoning ordinance by introducing farm animals into the zoning district.

Lastly, as you know, the applicant may or may not be present and is not required to be here. We let them know if they do attend and wish to speak, they do not have to mention or disclose any private or medical information.

MICHAEL NAFT

Thank you very much. This item is here to us on appeal. Is the applicant here? Okay. If you want to pick up that handheld microphone and state your name for the record.

STEVEN JOYNER

Hi, my name is Steven Joyner. And the chickens that we have, we have, you know, 16 of them, all hens, no roosters, so no problem with the noise. They have a reasonable space in the backyard. And we enjoy them. You know, every one of them have different personalities. And we don't, you know — We're not eating them or doing anything like that. We're just, there in — They're comfort. There's 13 of them. This is my wife.

NADINE JOYNER

My name is Nadine. So, originally, we're from Northern Nevada, and of course this wouldn't be an issue in Imlay. We do have a property in Imlay, but because of his health, we have to actually stay close to treatment. Originally, we did have a service animal, she was stolen. And we have tried, even as much as getting the same animal that looks exactly like her and of the effects and the emotional support has not been there. The connection has not been different. And we have had issues with different things medically, behaviorally, and we had to find different ways and try different things to make the situation work being in Clark County.

That being said, we did speak — This is our landlord. And we did speak to him about, "Hey, maybe we can do this." So, we did ask permission. And of course, Googling. Google says, "Hey, it's okay. You can have chickens." We did originally have roosters, but then we did get rid of them. We did donate those roosters, and we were only left with the hens. We do have, I believe, it's a 6,000 square foot backyard. It is a large backyard. When I was working with Planning, they said don't make any changes until we could actually get a permit to fix, because there was existing sheds and existing like chain link fence. And a lot of things were existing, so we just built on top of it.

We do have a family. We do have — There are children there, and everyone is involved in the process. So, this is not for commercial use, this is an accommodation. It is something that it is necessary. Mental health doesn't follow an exact path for everyone. I'm sorry, I'm trying not to cry. Mental health doesn't follow an exact path for everyone.

And so, a dog or a cat is not applicable. And we did have one. We had one for nine years, but as I said, she was taken. And we tried not one, but two, but three, and it just did not work. And so, for the different effects of the different animals, and they're not commercial, there are no eggs sold. There's nothing of the sort. It's just the support that they provide when you go out to the backyard, or even when they decide to hop on his leg, it's a lot different. And their healthcare is just not the same for everyone. And he does have physical and emotional needs, and they are currently being met and stable with what we have. So, we're just asking for that accommodation.

MICHAEL NAFT

Thank you very much. Anything further you'd like to add? If there isn't anything for that, I'm going to open the public comment period, and you can speak then. We'll do that now. We'll go ahead and open the public comment period on Item 48. Anyone wishing to speak, please come forward.

JORGE ALARCON

Good morning. My name is Jorge Alarcon. Last name is A-L-A-R-C-O-N. I'm the property owner of this 5614 Stingaree. I live in the neighborhood. If you see the property, it's just west up on Christy Lane. Probably 2 to 300 feet. Anything between Christy Lane and Nellis, between Washington all the way on Carey, it's all real estate property where you're allowed to have animals, goats, chickens, and all that. So, I don't see it detrimental to the neighborhood. I mean the chickens doesn't create any noise. Roosters does. If you walk into our neighborhood every weekend, there's a big party where the music gets loud all the way 2 to 3 a.m. and we don't complain, so that's their business. So, I'm okay supporting that.

As far as the improvement on the property, there's an existing storage there that was there. It's less than 100 square foot, probably 8 by 8, which doesn't require any setbacks or any permit. And also, we have been getting citations from the county for the chickens and storage and on decomposed things, which have been submitting photos every time I get a letter, and appealing those complaints to them. Because the only thing that we're not in compliance right now is the use of the chickens. And I told them that I was going to wait until this hearings. If this hearings have passed, then we are allowed to keep those chickens there. If not, then we'll comply with the code. But as far as the other violations they have submitted, I have appealed them and requested them to waive those waivers. Because, like I said, there's a little storage, less than 8 by 8, and it's not required. Anything less than 10 by 10, you don't require a permit. And I believe you don't even require a permit for agriculture or livestock. So, those are my comments. Thank you for your time.

MICHAEL NAFT

Thank you very much. Anyone else wishing to speak during the public comment period on Item 48, please come forward. Seeing none, I'll close the public comment period. Commissioner Segerblom.

TICK SEGERBLOM

Thank you. This is the first time I've heard from you, and so I'm not sure I'd be willing, but I'd like to talk to you privately, so I could know more about the disability and the accommodation you're seeking. And then we'd set this for come back in two weeks or four weeks, whatever's good for you. But if you would be willing to do that and meet with me afterwards, or talk to me so I know more about it. I appreciate their concerns and I would like to really work with you. Yes.

JORGE ALARCON

With that in mind, since I have a pending case with Clark County Public Works, or Clark County Building Department for the citations, I would like to see if you can grant us an extension. So, whatever the outcome of this comes, like I said, if the approval of the chicken stays, then all my violations should go away, but if not, then we'll fix it and be in compliance.

TICK SEGERBLOM

All right. Let's talk to the lawyer.

ROBERT WARHOLA

I'll ask the attorney handling that, Mark, in my office to grant an extension.

MOTION

TICK SEGERBLOM

Yeah. We will grant the extension while we're discussing this. So, If you would reach out to my office, and we'll figure out a way to meet or talk. And I appreciate your coming down today.

MICHAEL NAFT

Is that a motion to hold until April 8?

TICK SEGERBLOM

Is April 8 okay? Yep. All right.

MICHAEL NAFT

There's a motion —

JORGE ALARCON

If it's okay with you, I'm going to write a letter to my contact with the county and say that there's a pending resolution for this, and I request —

MICHAEL NAFT

I don't think it'll be a problem. They'll be made aware.

JORGE ALARCON

Okay. Thank you very much.

MICHAEL NAFT

Thank you. There's a motion to hold this item until April 8. Please cast your vote —

TICK SEGERBLOM

And I'm going to ask Commissioner Becker to join me.

VOTE

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

VOTING NAY: None

ABSENT: William McCurdy II

ABSTAIN: None

MICHAEL NAFT

The motion passes.

TICK SEGERBLOM

All right. Thank you.

SEC. 7. AGENDA ITEM

49. AG-26-900139: Discuss whether to initiate a Master Plan Amendment for Assessor's Parcel Number (APN) 162-36-601-004, and direct staff accordingly. (For possible action)

ACTION: STAFF DIRECTED.

JENNIFER AMMERMAN

Next is Item 49, AG-26-900139. Discuss whether to initiate a Master Plan Amendment for Assessor's Parcel Number (APN) 162-36-601-004, and direct staff accordingly. Martin, I believe just put a map on the overhead, if we can switch over. Thank you.

This parcel is located, as you can see, south of Oquendo and west of Pecos, and has a little bit of a history for zoning. The house was built in the 1970s, and they did a zone change from residential to commercial in 1999. Then, in 2020, they did a non-conforming zone change from commercial to residential. And if you remember with the non-conforming zone changes, they typically were approved with a resolution of intent. And if the project was built, the zoning would be permanent, and if it wasn't, it expired and the zoning would no longer be active.

So, in this case, the Board approved the non-conforming zone change subject to no ROI, which made the zoning permanent on the site back to residential. Right now, though, the master plan still planned for commercial, which does not allow any residential to occur. The plan was never updated when that permanent zoning was put into place. So, the request right now from Commissioner Gibson is to initiate this plan amendment to have the land use plan be compatible with the zoning district that, that use was residential and permanently approved back then.

MICHAEL NAFT

Thank you. Commissioner Gibson.

JIM GIBSON

That is better than I could have said it by a mile. And what I would request is that we provide that direction to Planning so that we can take care of that.

MICHAEL NAFT

Direction received?

JENNIFER AMMERMAN

Yes. Thank you.

JIM GIBSON

Thank you.

SEC. 8. INTRODUCTION OF ORDINANCES

50. ORD-25-900718: Introduce an ordinance to consider adoption of a Development Agreement with MAVERIK, Inc. for a gasoline station and convenience store on 1.64 acres, generally located north of Russell Road and west of Durango Drive within Spring Valley. JJ/jl (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, APRIL 8, 2026, AT 9 A.M. (BILL 3-18-26-1).

JENNIFER AMMERMAN

Next are items 50 through 55, which are ordinances for introduction.

- Item 50, ORD-25-900718. Introduce an ordinance to consider adoption of a Development Agreement with Maverik, Inc. for a gasoline station and convenience store on 1.64 acres.
- Item 51, ORD-25-900995. Introduce an ordinance to consider adoption of a Development Agreement with Riverview LVB Development, LLC for a shopping center on a 7.5 acre portion of a 15.4 acre site.
- Item 52, ORD-25-901050. Introduce an ordinance to consider adoption of a Development Agreement with Sunset Canyon Corporate Center LLC for an office building on 2.08 acres.
- Item 53, ORD-25-901091. Introduce an ordinance to consider adoption of a Development Agreement with Madison Pebble LLC for an office/warehouse development on 2.50 acres.
- Item 54, ORD-26-900003. Introduce an ordinance to consider adoption of a Development Agreement with Landberg Land Investors LLC and PN II, Inc. for a single-family detached residential development on 13.75 acres.
- Item 55, ORD-26-900125. Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 6, 2021, and January 7, 2026.

And staff recommends you introduce the ordinance and set the public hearing for April 8, 2026.

MICHAEL NAFT

I'll introduce the ordinance and set the public hearing for April 8, 2026.

JUSTIN JONES

Mr. Chair, can I just, for the next meeting, can we put a discussion item on for some additional guidance on updates to Title 30?

JENNIFER AMMERMAN

Yes.

JUSTIN JONES

Great, thanks.

MARILYN K. KIRKPATRICK

Can I also add something? Can we also maybe talk about — The whole idea of the RAAC Committee was to, kind of figure out what is the best way for these to, kind of preserve and protect those little pockets that are left. So, can we also at least have the Board decide if maybe we want to talk about making the developers put in rural signs, like we have in Lone Mountain? Commissioner Becker and I both have them. And it's way better than the disclosure. Because I'm telling you, the code complaints of the new people

that move into the district, I have one now where a new neighbor moved in and you know, I have my thoughts. But he's went around to all the rural properties in my area and he has now filed code violations of a lifestyle that they've had that he impeded on. So, maybe if the signs are there when the realtor is driving them through, that they could do that.

And then, the other thing I want to ask is now that we're doing all these truck parking lots between Commissioner Naft, Commissioner Jones, myself, I think there's ample parking. I'd like to investigate whether or not we could truly fine these trucks that are parking in the neighborhoods, triple than what we're doing. Whatever the max is. Because it's just, there one — the line of sight if you're trying to pull out is a problematic, and they're running their trucks all night long. So, I just would see if we could discuss those items.

JENNIFER AMMERMAN

Okay. Thank you.

51. ORD-25-900995: Introduce an ordinance to consider adoption of a Development Agreement with Riverview LVB Development, LLC for a shopping center on a 7.5 acre portion of a 15.4 acre site, generally located west of Las Vegas Boulevard and south of Erie Avenue within Enterprise. MN/jl (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, APRIL 8, 2026, AT 9 A.M. (BILL 3-18-26-2).

52. ORD-25-901050: Introduce an ordinance to consider adoption of a Development Agreement with Sunset Canyon Corporate Center LLC for an office building on 2.08 acres, generally located north of Sunset Road and east of Tenaya Way within Spring Valley. MN/jl (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, APRIL 8, 2026, AT 9 A.M. (BILL 3-18-26-3).

53. ORD-25-901091: Introduce an ordinance to consider adoption of a Development Agreement with MADISON PEBBLE LLC for an office/warehouse development on 2.50 acres, generally located north of Pebble Road and east of Torrey Pines Drive within Enterprise. JJ/dd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, APRIL 8, 2026, AT 9 A.M. (BILL 3-18-26-4).

54. ORD-26-900003: Introduce an ordinance to consider adoption of a Development Agreement with Landberg Land Investors LLC and PN II, Inc. for a single-family detached residential development on acres, generally located west of Rainbow Boulevard and north of Landberg Avenue within Enterprise. JJ/tpd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, APRIL 8, 2026, AT 9 A.M. (BILL 3-18-26-5).

55. ORD-26-900125: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 6, 2021 and January 7, 2026. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, APRIL 8, 2026, AT 9 A.M. (BILL 3-18-26-6).

PUBLIC COMMENTS

JENNIFER AMMERMAN

And then, the next item is the second time for public comment.

MICHAEL NAFT

This is the second time set aside for public comment. Anyone wishing to speak, please come forward at this time. State your full name for the record. You may speak for up to three minutes.

MARGARET ANN COLEMAN

Yes. Good afternoon. My name is Margaret Coleman, and I like to say this. Everything must change. No one should remain the same. Everything must change. Nothing, no one should remain the same. My name is Margaret Ann Coleman. My mother want me to be Harry Truman. I don't want to be Rosie Parr [Rosa Park] because I'm not trying to give up my seat.

A violation is Chansky that has created the Airbnb [Airbnb] concerning the Courtyard that placed them in violation of being the ambassador of 1316 Wizard. I'm not trying to aban [abandon] or vacate my property for sale. I have gotten calls. As I stated before, I'm the recovery trustee of Margaret Coleman Estate. I want to change my career and I'm needing your help. I want to be a banker, an opener, concerning my money, concerning the final finance settlement, concerning the amount of money, that information I gave to you the other day, last meeting we had, using it to create a future for Black people.

This is going to be for the rising of Black people taking charge and being more educated than just smokers and drug dealers. I'm trying to present something here in changing my career and being someone myself going forward. So, I'm needing your support in helping me. I'm needing to get this state trustee Zach Conine, to issue me a Bank of America card with the whole complete amount. So, then I can start getting with — If you can assist me with 12 attorneys, or I have to get 12 attorneys to do this. This is my plan. And if you take it in closed session, I would please, I wish you would make the change for me as well. Thank you. My name is Margaret Ann Coleman. Is there any questions?

MICHAEL NAFT

We're not allowed to engage in discussion right now but thank you for your comment.

MARGARET ANN COLEMAN

Thank you.

MICHAEL NAFT

Next speaker.

AL ROJAS

Hi, my name is Al Rojas, and I'll try to be brief. There's two issues that I want to bring to the attention of the Board. There's going to be a No Kings rally that's proposed for, I believe, the second Saturday from now. I think it's the 28. And there was some talk on the radio. And, you know, when they had one last year, the first one, some of our buildings got destroyed or they got vandalized. And so, we definitely want to keep an eye on that and protect our law enforcement officers, take the appropriate actions.

The other thing that I wanted to let you know is that, you know, the new no camping ordinance was — It appeared to be very powerful. We did have somebody arrested, but the guy's already out on the street again building encampments. So, this is a very powerful ordinance. You know, when Metro (Las Vegas Metropolitan Police Department) talks to these people that are going around building encampments, we've gotten most of them out. There's just one guy that it's just a nuisance in the community. And I guess the DA (District Attorney) or the judge has let him out.

And so, you know, this is not to annoy you, it's for the community. You guys are doing your part, the safest county, support law enforcement, our elected officials, the county. You guys created this fantastic ordinance. The community is doing their part. Metro is doing their part. It appears that the DA or the judges are not doing their part. So, maybe you guys can reach out to them. Maybe you can commit a committee to help implement new ordinances that are enforced or that are created so you guys don't have to go through all this headache again. But somehow somebody's got to get through to the judges and the DA. And hopefully, the idea was to get these people to get some new people in their inner circle.

So, these outreach services, like maybe HELP of Southern Nevada or whoever can go out there and try to break this cycle. Because this guy, he's just a disaster. He's on a shopping cart and pushing a bed. And we've already trespassed 10 places in our area. So, it's just something to think about. And fantastic ordinance, but let's hopefully get the DA and the judges on the page with everybody else in the community and the county. Thank you very much. Bye.

MICHAEL NAFT

Thank you. Anyone else wishing to speak, please come forward at this time. Seeing no one, we will adjourn the meeting. Thank you very much.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 10:44 a.m., the meeting was adjourned.

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

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[ONLINE MEETING LINK](#)

APPROVED: /s/ Michael Naft
MICHAEL NAFT, CHAIR

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