

Board of County Commissioners

CLARK COUNTY, NEVADA

TICK SEGERBLOM
Chair
WILLIAM MCCURDY II
Vice Chair
JIM GIBSON
JUSTIN JONES
MARILYN K. KIRKPATRICK
ROSS MILLER
MICHAEL NAFT

COMMISSION CHAMBERS, GOVERNMENT CENTER
500 SOUTH GRAND CENTRAL PARKWAY
LAS VEGAS, NEVADA 89106
WEDNESDAY, JUNE 5, 2024

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 the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Wednesday, June 5, 2024, at the hour of 9 a.m. The meeting was called to order at 9:02 a.m. by Chair Segerblom and on roll call, the following members were present, constituting a quorum of the members thereof:

CALL TO ORDER

CHAIR AND COMMISSIONERS:

Tick Segerblom
William McCurdy II
Jim Gibson
Marilyn K. Kirkpatrick
Ross Miller
Michael Naft

Absent: Justin Jones

Also Present:

Robert Warhola, Deputy District Attorney
Sami Real, Director, Comprehensive Planning
Antonio Papazian, Manager, Development Review
JaWaan Dodson, Assistant Manager, Development Review
Lynn Marie Goya, County Clerk
Tammy McMahan, Deputy Clerk
Jennifer Penney, Deputy Clerk

ITEM 1 Public Comments

ACTION: No action taken by the Board.

TICK SEGERBLOM Good morning. This is the resumption of the County Commission meeting for Zoning. The first period will be for public comment. Anyone wishing to speak about an item on the agenda can come forward now or you can wait until the agenda item. If it's not on the consent calendar, you can come forward at that point. Seeing no one, we'll close the public comment period and turn it over to Miss Real.

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

ACTION: Approved (All items previously held to June 18, 2024, to be held to July 3, 2024).

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

- Hold to the June 18, 2024, 1 p.m. Zoning Meeting; Item 14 ET-23-400188 for WS-18-0789, Item 26 EC-24-0112, Item 27 VS-24-0114, Item 28 WS-24-0113, Item 29 TM-24-500029, Item 30 ZC-24-0119, Item 31 VS-24-0120, Item 32 UC-24-0121, Item 33 TM-24-500031, Item 34 ZC-24-0143, Item 35 VS-24-0145, and Item 36 WS-24-0144. And then:
- Hold to the July 3, 2024 Zoning Meeting; Item 16 UC-24-0089, Item 17 WC-23-400131 for DR-19-0906, Item 18 WC-23-400155 for ZC-0339-08, Item 19 VS-24-0092, Item 20 ET-23-400154 for WS-19-0816, Item 21 WS-23-0709. And then
- Hold no date; Item 15 UC-23-0801.

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 14 through 21 and 26 through 36, the agenda stands ready for your approval.

WILLIAM MCCURDY II Thank you. Mister Chairman, I move for approval of the agenda with the recommended holds written to the record.

SEGERBLOM There's a motion to approve the agenda with the one item that's left. That was a joke.

MARILYN K. KIRKPATRICK May I get clarification? Are we going to hold those first items until July 3 as well?

REAL So, Commissioners, currently right now the request from the applicants are to hold items, the first set of numbers that I read in, to June 18. We currently have about 40 items on that agenda, and that meeting is starting late in the afternoon because it's a double meeting. So, if you wish, we can hold those June 18 requests

REAL to July 3, which would allow for additional time.

SEGERBLOM I hadn't picked that up. So, did you say June 18 originally? But I would request they be moved to July 3.

REAL Okay. So, all the requests for the June 18 meeting will be now held to July 3 instead.

SEGERBLOM Great.

JIM GIBSON Is there anyone here that –

SEGERBLOM Anyone here that objects to that or would like to speak about that? I'd say we're covered. All right, so there's a motion with that minor change. Cast your vote.

VOTE: **VOTING AYE:** Tick Segerblom, William McCurdy II, Jim Gibson, Marilyn K. Kirkpatrick, Ross Miller, Michael Naft

VOTING NAY: None

ABSENT: Justin Jones

ABSTAIN: None

SEGERBLOM That motion passes.

ITEM 3 Approval of minutes. (For possible action)

ACTION: Approved.

REAL The third item on the agenda is the approval of the minutes. The minutes of May 8, 2024 Zoning Meeting are ready for approval.

MCCURDY Mister Chairman, I move approval of the minutes.

SEGERBLOM There's a motion, cast your vote.

VOTE: **VOTING AYE:** Tick Segerblom, William McCurdy II, Jim Gibson, Marilyn K. Kirkpatrick, Ross Miller, Michael Naft

VOTING NAY: None

ABSENT: Justin Jones

ABSTAIN: None

SEGERBLOM That motion passes.

ROUTINE ACTION ITEMS (4-13)

ACTION: Approved (Items 14, 16, 17, 18, 19, 20, 21, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36 deleted).

REAL Next are the Routine Action Items, which consists of Items 4 through 13. These items may be considered together in one motion and are subject to the conditions

REAL listed with each agenda.

Additionally, staff has the following request: Item 4, DR-24-0147, add Public Works conditions to read: “drainage study and compliance, traffic study and compliance, and full offsite improvements”. If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for your approval.

MCCURDY Mister Chair, I move for approval of the routine action items.

SEGERBLOM There's a motion to approve the Routine Action Items. Cast your vote.

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

SEGERBLOM That motion passes.

ITEM 4 DR-24-0147-LOFTS PHASES 2 & 3 LLC:

DESIGN REVIEW to eliminate the trash area and enclosures where required in conjunction with a previously approved multi-family (condominium) development on 1.25 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Ensworth Street, 320 feet south of Ford Avenue within Enterprise. MN/md/ng (For possible action)

ACTION: Approved with conditions.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant 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 #0179-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM 5 TM-24-500037-LOFTS PHASES 2 & 3 LLC:

TENTATIVE MAP consisting of 15 condominium units and common lots on 1.25 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Ensworth Street, 320 feet south of Ford Avenue within Enterprise. MN/md/ng (For possible action)

ACTION: Approved with conditions.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

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.

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

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- 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 #0179-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM 6 ET-24-400044 (NZN-21-0037)-LAS VEGAS SILVERADO RANCH ROGER, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 1.05 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) reduce height/setback ratio; 3) reduce parking; and 4) alternative driveway geometrics.
DESIGN REVIEW for a commercial complex. Generally located on the south side of Silverado Ranch Boulevard, 670 feet west of Arville Street within Enterprise (description on file). JJ/jm/ng (For possible action)

ACTION: Approved with conditions.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until June 2, 2026 to complete or the application will expire unless extended with approval of an extension of time;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised 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

- Compliance with previous conditions.

ITEM 7 ET-24-400045 (NZN-21-0325)-JONES-TROPICANA, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 1.9 acres from a CG (Commercial General) Zone to an RM50 (Residential Multi-Family 50) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce the height/setback ratio to single family residential.
DESIGN REVIEWS for the following: 1) multi-family residential development; and 2) finished grade. Generally located 190 feet north of Tropicana Avenue and 270 feet east of Jones Boulevard within Spring Valley. MN/my/ng (For possible action)

ACTION: Approved with conditions.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until September 22, 2026 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

ITEM 8 WS-24-0127-JOHNSON 2013 TRUST & JOHNSON JASON CHARLES & LAUREN BETH TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce access gate geometrics in conjunction with a single family residential subdivision on 2.14 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Azure Drive and the east side of Michelli Crest Way within Lone Mountain. RM/nai/ng (For possible action)

ACTION: Approved with conditions.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County and to inquire with 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.

ITEM 9 WS-24-0149-PRIME BUILDING & DEVELOPMENT, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway geometrics in conjunction with an existing single family residential subdivision on 1.91 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60 & AE-65) and Neighborhood Protection (RNP) Overlays. Generally located on the south side of Post Road and the west side of Duneville Street within Spring Valley. MN/tpd/ng (For possible action)

ACTION: Approved with conditions.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

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

ITEM 10 ORD-24-900095: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Goldensites, LLC for a single-family residential development on 9.8 acres, generally located north and south of Oleta Avenue and west of Mohawk Street within Enterprise. JJ/lg (For possible action)

ACTION: Adopted (Ordinance 5143).

ITEM 11 ORD-24-900118: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings, LLC for a single-family residential development on 2.5 acres, generally located north of Gomer Road and west of Conquistador Street within Enterprise. JJ/lg (For possible action)

ACTION: Adopted (Ordinance 5144).

ITEM 12 ORD-24-900131: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Wigwam-Parvin Limited Partnership for a multiple family residential development on 8.1 acres, generally located north of Maule Avenue and west of Durango Drive within Spring Valley. JJ/lg (For possible action)

ACTION: Adopted (Ordinance 5145).

ITEM 13 ORD-24-900132: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Wigwam-Parvin Limited Partnership for a senior housing project on 5.0 acres, generally located north of Arby Avenue and west of Torrey Pines Drive within Enterprise. MN/lg (For possible action)

ACTION: Adopted (Ordinance 5146).

ITEM 14 ET-23-400188 (WS-18-0789)-CAI LAS VEGAS HOTEL PARTNERS, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) increase building height; 2) reduce the height setback to an arterial street for a proposed hotel; 3) reduce parking; 4) increase the number of tandem spaces; 5) alternative parking layout; and 6) alternative driveway geometrics and design. DESIGN REVIEW for modifications to an approved hotel on 0.6 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. MN/nai/ng (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant).

ITEM 15 UC-23-0801-RK VEGAS CIRCLE, LLC:
HOLDOVER USE PERMITS for the following: 1) place of worship; 2) on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking; 3) allow outside dining and drinking in conjunction with a tavern; 4) alcohol sales (beer and wine - packaged only); 5) alcohol sales (liquor - packaged only); 6) restaurants with outside dining and drinking; 7) day spa; 8) banquet facility with outside uses; 9) retail sales and service; and 10) convention facilities/exposition halls.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) permit encroachment into airspace; 3) reduced setbacks; 4) reduced parking; 5) reduced loading spaces; 6) allow alternative street landscaping; 7) allow modified street standards; 8) allow modified driveway design standards; and 9) allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) day spa; 4) retail sales and service; 5) restaurants and tavern with outside dining and drinking; 6) on-premises consumption of alcohol (service bars, supper clubs, and tavern); 7) convention facilities/exposition halls; 8) parking garage with subterranean levels; and 9) outdoor deck with pool area on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action)

ACTION: Deleted from the agenda (held to no date, per the applicant). Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

ITEM 16 UC-24-0089-NEVADA SPEEDWAY, LLC:

AMENDED HOLDOVER USE PERMIT to allow outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening; 2) street landscaping (no longer needed); and 3) off-site improvements.

DESIGN REVIEW for outside storage areas in conjunction with an existing motor vehicle racetrack on portions of 990.2 acres in a CG (Commercial General) Zone and an RS80 (Residential Single Family 80) Zone within the Airport Environs (AE-65, AE-70, AE-75, AE-80, & APZ-4) Overlay. Generally located on the north side of Las Vegas Boulevard North and the east side of Hollywood Boulevard within Sunrise Manor. MK/jud/ng (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant).

ITEM 17 WC-23-400131 (DR-19-0906)-MANDALAY PROPCO, LLC:

HOLDOVER WAIVER OF CONDITIONS of a design review requiring full animation allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are displayed for a minimum of 1 hour before transitioning to the next static image in conjunction with an existing Resort Hotel (Mandalay Bay) on 124.1 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 and AE-65) Overlay. Generally located on the north and south sides of Mandalay Bay Road and the west side of Las Vegas Boulevard South within Paradise. MN/mh/syp (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant).

ITEM 18 WC-23-400155 (ZC-0339-08)-SCT SILVERADO RANCH & ARVILLE, LLC:

HOLDOVER WAIVER OF CONDITIONS of a zone change requiring cross access and parking easement to the north and east in conjunction with a tavern on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant). Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

ITEM 19 VS-24-0092-SCT SILVERADO RANCH & ARVILLE, LLC:

VACATE AND ABANDON a portion of a right-of-way being Arville Street located between Silverado Ranch Boulevard and Gary Avenue (alignment) within Enterprise (description on file). JJ/jm/ng (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant).

ITEM 20 ET-23-400154 (WS-19-0816)-SCT SILVERADO RANCH & ARVILLE, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduce driveway separation; and 2) reduce throat depth for a driveway.

DESIGN REVIEW for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant). Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

ITEM 21 WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:

AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalk and alternative landscaping; 2) increase wall height; 3) eliminate parking lot landscaping (no longer needed); 4) allow non-standard improvements within the right-of-way; 5) reduce departure distance; 6) reduce driveway width; and 7) reduce parking (previously not notified).

DESIGN REVIEWS for the following: 1) modification to previously approved tavern; 2) finished grade; and 3) alternative parking lot landscaping (previously not notified) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant).

COMPANION ITEMS (22-23)

ITEM 22 WC-24-400046 (ZC-1926-03)-PALM BEACH RESORT CONDO, LLC:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) development be limited to “For Sale” condominiums rather than apartments or commercial; and 2) a 20-foot-wide intense landscape buffer be provided along the west and south property lines in conjunction with a multiple family residential development on 6.47 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Serene Avenue, approximately 1,000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/ng (For possible action)

ACTION: Approved with conditions (companion Item 23).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

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 #0096-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

REAL Next on the agenda are companion Items 22 and 23:

- Item 22 WC-24-400046, waiver of conditions of a zone change requiring the following: development to be limited to “For Sale” condominiums rather than apartments or commercial and a 20-foot-wide intense landscape buffer to be provided along the west and south property lines in conjunction with a multi-family residential development on 6.47 acres in a CR Commercial Resort Zone, generally located on the south side of Serene Avenue, approximately 1,000 feet west of Las Vegas Boulevard South within Enterprise.
- Item 23 UC-24-0158, use permit for a multiple family residential development, waivers of development standards for the following: eliminate electric vehicle charging spaces, increase drive aisle length, reduce accessory structure setbacks, and driveway geometrics. Design reviews for the following: alternative landscaping plan and affordable multi-family senior housing development on 6.47 acres in a CR

REAL Commercial Resort Zone, generally located on the south side of Serene Avenue, approximately 1,000 feet west of Las Vegas boulevard South within Enterprise.

SEGERBLOM Is anyone here on Items 21 and 22? Oh, there we go.

MCCURDY 22 and 23.

REAL 22 and –

SEGERBLOM 22 and 23. I'm sorry.

RALPH MURPHY Good morning, Chairman, Commissioners. I'm Ralph Murphy, Senior Vice President of Real Estate Development at Nevada Hand, 385 East Warm Springs. Thank you for the opportunity today to consider this project. This is the next project for our company. We're the largest developer and operator of affordable housing in Nevada and this would be our largest project to date. Real quickly here, the site is located in the Commercial Resort Corridor between the freeway and Las Vegas Boulevard on the south side of Serene, about a half a mile north of South Point Casino, just for your reference. It's 278 units proposed four-story building. At Commissioner Naft's request, we held a neighborhood meeting. We also met with the Homeowner's Association Board for the Boca Raton condominium project that's right next door. This site was originally planned as phase two of that development. Economic conditions resulted in that development never occurring. So, we're excited now to have the opportunity to develop apartments on the site.

These were some initial elevations we prepared. We originally thought about doing a five-story building. We've scaled it back to four stories and typically, I grabbed the wrong set of plans. So, take off one floor. That's what we're proposing. The site plan, it consists of one building with perimeter parking around it, and again 278 units, four floors, all senior housing, a mixture of one- and two-bedroom apartments. We want to thank – sorry, who's our planner? Oh yes, thanks. Hunter White and your Principal Planner in the Planning Department did a great job of helping guide us through the new Title 30 requirements. With me today is James Brewer, a member of our staff. He's director of Development and Land Planning, joined our team recently and as a licensed engineer he guided this process. So, if you have any technical questions I can't answer, he's here to cover for me.

So, you can see the site plan. We have one point of entry and in meeting with the residents of the adjacent project, their primary concern was just to ensure that these are independent developments. And we think we've accomplished that. We listened closely to their concerns. So, for your consideration today, this project is essentially permitted under the zoning, but does require a use permit. So that's the primary application before you. We have a couple waivers of conditions and a few waivers of development standards, all of which are supported by staff with the exception of the new requirement for EV charging. So, I guess with that, I'm happy to answer any questions you may have about our proposed project.

This is a public hearing. Anyone here wishing to speak on this item? Please come forward. We have two microphones so you feel free to each take a microphone, or you can wait your turn.

My name is Heather Scherlowski. Can you hear me?

Can you speak a little closer to the microphone?

Okay. How's this? There we go. My name is Heather Scherloski. I live at 2405 West Serene Avenue, unit 9-

Can you spell your last name please?

Oh, sorry, S-C-H-E-R-L-O-S-K-I. And I live at 2405 West Serene Avenue, unit 946. I live at Boca Raton Condos and I'm an owner and member of the Boca Raton Condominium Community Association. Although many of our friends and neighbors have not made submissions to you, there's been considerable concern about the undeveloped land adjacent and west of Boca Raton that was originally part of the Boca Raton Condominium and Community Project developed by Palm Beach Resort Condominiums. I emailed this submission to you last week, to Hunter in Comprehensive Planning, and you should already have it. Some of the project specific concerns that we raised with Mister Murphy and his Nevada team were discussed at the neighborhood meeting held on May 13, and again at the TAB meeting on May 15. As a result, although not included in the staff report, the following had been communicated to us by Nevada Hand.

The wall separating Boca Raton Condominium Community Association from the Serene Pines project will now be eight feet high instead of six feet. The issue of the Boca Raton turnaround for emergency and other large vehicles is being addressed through an easement change that is currently being worked on. Mister Murphy told us just this morning that he's working to make contact with our HOA regarding this. There will be no through traffic through the Serene Pines Project and Boca Raton and vice versa except for emergency vehicles utilizing a crash gate. The vehicle exit onto Serene Avenue that is located closest to Boca Raton will be gated and used for emergency vehicles only.

As Mister Murphy mentioned a few minutes ago, we have been assured by Mister Murphy of Nevada Hand that Serene Pines will be a distinct and separate project from Boca Raton Condominium Community Association and will have no connection in any way, and that the project will be solely owned and operated by Nevada Hand. We were very happy to receive confirmation at the May 15 TAB Meeting that the waiver of condition development be limited to “For Sale” condominiums rather than apartments or commercial, will only apply to the Nevada Hand application to their project, and to APN 177-20-701-014, and not to the existing Boca Raton Condominiums in any way. I would like to thank Commissioner Michael Naft and Tiffany for their assistance and also Mister Murphy and his team from Nevada Hand. Thank you very much everyone.

Thank you.

BEN WIEBERS

Okay, have I got this positioned right? You can hear me okay?

SEGERBLOM

Perfect.

WIEBERS

Okay. Good morning, Commissioners. My name is Ben Wiebers, W-I-E-B-E-R-S. I reside at 2405 West Serene Avenue, number 946, in the Boca Raton Condominiums. I am an owner there. Boca Raton is my wife and my home as it has been for many of our friends and neighbors. This morning, I'm reading off part of this submission that I also sent in last week, which should be part of the file. This application, which is for Nevada Hand Project Serene Pines, is adjacent and to the west of Boca Raton. I'm speaking in support of the Nevada Hand Project, which will be a great neighbor for Boca Raton Condominiums. Mister Murphy and his team have been very receptive to our questions and concerns, and we look forward to watching the progress of the construction and completion of the project. I also wanted to particularly thank Commissioner Michael Naft and Tiffany Hesser for their help and assistance.

Under the analysis by Comprehensive Planning, it is stated that the application shall not result in a substantial or undue adverse effect on the adjacent properties and will not impose an undue burden. I'm speaking specifically to the request for the waiver of the condition development be limited to "For Sale" condominiums rather than apartments or commercial. The fact that this waiver of condition will only apply to the Nevada Hand application project and to APN 177-20-701-014 and not to the existing Boca Raton Condominiums in any way was confirmed at the Enterprise TAB meeting on May 15, 2024. By listening to the audio recording of this meeting at the approximate 1:44 mark, you can hear this confirmation by the TAB members and staff. We have noticed that this is not mentioned in the staff report before you, and therefore, in order to prevent any confusion going forward, we are respectfully requesting you also confirm that the waiver of this condition only applies to the Nevada Hand project, which is APN 177-20-701-014, and not to the existing Boca Raton Condominiums. Thank you very much.

SEGERBLOM

Thank you. Anyone else here wishing to speak on this item? Seeing no one, come back up, and I'll turn it over to Commissioner Naft.

MICHAEL NAFT

Thank you, Mister Chair. Just want to start out by thanking Ben and Heather for their involvement in this project and they've been fighting many good fights over there in that neighborhood for a long time. Thank you for your leadership in your community. I want to just make the record very clear. You're raising excellent points. It's not included here because I think it's assumed but I don't want to assume anything. So, as you've indicated, and the applicant and Mister Warhola can both agree if they agree, that Waiver Number One only applies to this specific APN and has no relevance to any other APNs in the area.

ROBERT WARHOLA

I agree.

NAFT

The applicant Nevada Hand understands that as well?

MURPHY

Yes, sir.

NAFT Okay. That being said, I don't have any other questions, but I do want to highlight how exceptional it is that we are adding 282 affordable housing units dedicated for seniors to Clark County today. It's a big deal. We need it. We need many more projects like this. So, thank you for bringing it before my motion, Mister Papazian?

ANTONIO PAPAZIAN Thank you, Commissioner. I just want to clarify for the record, they are showing a plan that shows a 56-foot driveway. They worked with us, we worked with fire to reduce that to 42 feet. I just want to make sure that the plan that they're showing references 42 feet rather than the 56 that this plan is showing.

NAFT Well, how about the plan we're approving is 42 feet? Is that understood?

MURPHY Yes, sir.

NAFT Then that is my motion, to approve Items 22 and 23 with all of the conditions stated.

SEGERBLOM There's a motion, cast your vote.

VOTE: **VOTING AYE:** Tick Segerblom, William McCurdy II, Jim Gibson, Marilyn K. Kirkpatrick, Ross Miller, Michael Naft

VOTING NAY: None

ABSENT: Justin Jones

ABSTAIN: None

SEGERBLOM That motion passes.

NAFT Mister Chairman. If I could, I just also wanted to thank Mister Hunter White. He was exceptionally helpful in the Planning Department on this project. It was a tight timeline. It's a complicated project and he really helped walk through a lot of the details. So, I thank him.

GIBSON Ralph Murphy and James Brewer. That's a pretty good team.

MURPHY Thank you, sir.

GIBSON Thank you.

SEGERBLOM And Nevada Hand is a great landlord builder. So, you're in great hands and we're so lucky to have you, so go out and make some more.

MURPHY Thank you.

SEGERBLOM I'm sorry. I didn't say the motion passes. Sorry, Motion passes.

REAL And I missed it, my apologies.

ITEM 23 UC-24-0158-PALM BEACH RESORT CONDO, LLC:
USE PERMIT for a multiple family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle charging spaces; 2) increase drive aisle length; 3) reduce accessory structure setbacks; and 4) driveway geometrics.

DESIGN REVIEWS for the following: 1) alternative landscaping plan; and 2) affordable multiple family senior housing development on 6.47 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Serene Avenue, approximately 1,000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/ng (For possible action)

ACTION: Approved with conditions (companion Item 22).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

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

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0096-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

COMPANION ITEMS (24-25)

ITEM 24 ZC-23-0928-BISMI SERIES HOLDINGS, LLC:

HOLDOVER ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

USE PERMIT to allow a mini-warehouse.

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

DESIGN REVIEWS for the following: 1) a proposed mini-warehouse establishment; and 2) finished grade. Generally located on the southeast corner of Windmill Lane and Rancho Destino Road within Enterprise (description on file).
MN/jor/syp (For possible action)

ACTION: Approved with conditions (companion Item 25).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised within 2 years from the approval date the use permit, waivers of development standards, and design reviews must commence or the application will expire unless extended with approval of an extension of time; that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-16-102-004; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0032-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

REAL

Item 24 and 25 are the next items to be discussed.

- Item 24 ZC-23-0928, holdover zone change to reclassify two acres from a Rural Estates Residential Zone to a C-1 Local Business Zone, use permit to allow a mini-warehouse, waivers of development standards for the following: increased retaining wall height and reduce throat depth. Design reviews for the following: a proposed mini-warehouse establishment and finished grade, generally located on the southeast

REAL

corner of Windmill Lane and Rancho Destino Road within Enterprise.

- Item 25 VS-23-0929, holdover, vacate, and abandon easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Gillespie Street, and a portion of right of way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise.

SEGERBLOM

Good morning.

LAURA DREJA

Good morning. I'm Laura Dreja, 520 South 4th Street. I'm here with Andrea Carroll and we are here on behalf of the applicant of the project –

SEGERBLOM

Can you spell your last name please?

DREJA

D like Dream, R-E-J-A. I'll start by establishing that staff has no objection to this rezone. As a 100 ft arterial, with the Windmill Corridor is experiencing increasing amounts of traffic, and because of this, the land use plans have reclassified most parcels along Windmill or fronting Windmill to commercial designations. The basis for our staff's denial of the mini-storage use permit is the five-foot retaining wall found at the high point of the parcel right here. It's adjacent to another parcel with a commercial designation. The fill is needed to correct a drainage pattern which currently conveys water towards the neighboring parcel. And by correcting this situation, the high point is five feet above the current parcel grade, both on this side and on this side. So that way the five-foot retaining wall is necessary, but it is set back 150 feet from the right-of-way and then the retaining walls will taper lower as they approach Windmill Lane and the other drainage channel to the south. Note that Public Works also states that this fill is a worst-case scenario and, in the future, they'll continue to evaluate to determine if better designs can be used to reduce the grade. At this point in time, they support the design review for finished grade.

Meanwhile, the proposed walls along the south parcel line, right here, are lower than the existing walls built by neighboring properties. The finished floor of the proposed building is within one to two feet of the finished floor of the adjacent homes. As for elevations and facades, this was our original design. It was more of a warehouse and industrial looking use and we took some feedback from the Town Board, as well as nearby citizens, and now the facades are here. They're designed to resemble an office building that has step backs, pop-outs, awnings and fenestration to set a visual interest or a standard for visual interest in this corridor. Most notably though, the fenestration overlooking the residential properties uses spandrel glass, which is not transparent, and it assures privacy to the household.

So, in closing, the Windmill corridor now allows commercial uses. The developer believes that the mini storage is an ideal use to place between an arterial with rising amounts of traffic and existing residential. This concludes our opening comments and Andrea, and I are here, and we'll answer your questions.

SEGERBLOM

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

NAFT Thank you, Mister Chairman. The only thing I didn't hear that I just want to make sure is clear for the record is, I've got a resident who has some health sensitivities abutting this project. I want to make sure there's a little bit of flexibility for them to be involved in the selection of the landscaping.

ANDREA CARROLL Andrea Carroll, 1980 Festival Plaza. Carrol, C-A-R-R-O-L-L. Yes. So, on our landscape plan, right now we are calling out for Mulga Acacia, but we understand that there are sensitivities, like you mentioned. So, we did place a note that – or other Title 30 compliant tree to be coordinated with neighboring property owners. So, we're absolutely open to that. It just needs to meet Title 30 requirements in the –

NAFT Thank you. Miss Real, that gives the flexibility.

REAL Excuse me. Yes, so they can switch our trees so long as they're still consistent with the plant list.

NAFT Great, thank you. And Miss Carroll, thank you very much. This was a design that we had a lot of changes to and impacts on and I think the final outcome's a whole lot better than when we started, for both the residents who live there and the users. So, thank you. I move for approval of Items 24 and 25.

SEGERBLOM There's a motion. Cast your vote. That motion passes. And I'd say that's unique. I've never had a situation where the Commissioner made sure that you consulted with a neighbor for their allergies, so that's pretty impressive.

CARROLL It's a unique situation (inaudible). Thank you, guys.

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

SEGERBLOM That motion passes.

ITEM 25 VS-23-0929-BISMI SERIES HOLDINGS, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Giles pie Street and a portion of right-of-way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise (description on file).
MN/jor/syp (For possible action)

ACTION: Approved with conditions (companion Item 24).

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

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised 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; to show fire hydrant locations on-site and within 750 feet; that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

ITEM 26 ZC-24-0112-SHANGOOLY, LLC:

HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise (description on file). JJ/bb/ng (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant).

ITEM 27 VS-24-0114-SHANGOOLY, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Le Baron Avenue (alignment), and between Grand Canyon Drive (alignment) and Fort Apache Road within Enterprise (description on file). JJ/bb/ng (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant).

ITEM 28 WS-24-0113-SHANGOOLY, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height in conjunction with a single-family development; 2) increase fill heights; and 3) alternative driveway geometrics.

DESIGN REVIEW for a single-family residential development on 2.5 acres in a RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise. JJ/bb/ng (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant).

ITEM 29 TM-24-500029-SHANGOOLY, LLC:

HOLDOVER TENTATIVE MAP consisting of 15 residential lots and 4 common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise. JJ/bb/ng (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant).

ITEM 30 ZC-24-0119-LV BLUE DIAMOND ROAD ONE, LLC:

HOLDOVER ZONE CHANGE to reclassify 5.5 acres from H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise (description on file). JJ/lm/ng (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant).

ITEM 31 VS-24-0120-LV BLUE DIAMOND ROAD ONE, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Agate Avenue (alignment), and between Hualapai Way and Conquistador Street within Enterprise (description on file). JJ/lm/ng (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant).

ITEM 32 UC-24-0121-LV BLUE DIAMOND ROAD ONE, LLC:

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

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

DESIGN REVIEWS for the following: 1) vehicle wash; 2) gas station; and 3) commercial center on 5.5 acres in CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise. JJ/lm/ng (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant).

ITEM 33 TM-24-500031-LV BLUE DIAMOND ROAD ONE, LLC:

HOLDOVER TENTATIVE MAP for a 1 lot commercial subdivision on 5.5 acres in a CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise. JJ/lm/ng (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant).

ITEM 34 ZC-24-0143-PAMAKA LAND HOLDINGS, LLC:

ZONE CHANGE to reclassify 3.85 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Ford Avenue within Enterprise (description on file). JJ/jor (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant).

ITEM 35 VS-24-0145-PAMAKA LAND HOLDINGS, LLC:

VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Cougar Avenue and Ford Avenue, a portion of a right-of-way being Cougar Avenue located between Durango Drive and Gagnier Boulevard, and a portion of a right-of-way being Ford Avenue located between Durango Drive and Lisa Lane (alignment) within Enterprise (description on file). JJ/jor/ng (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant).

ITEM 36 WS-24-0144-PAMAKA LAND HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) loading spaces;

3) reduce driveway approach distance; and 4) reduce driveway departure distance. DESIGN REVIEW for a proposed shopping center on 3.85 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Ford Avenue within Enterprise. JJ/jor/ng (For possible action)

ACTION: Deleted from the agenda (held to July 3, 2024, per the applicant).

ITEM 37 ORD-24-900134: Introduce an ordinance to consider adoption of a Development Agreement with Durango 215 Residential, LLC for a multi-family residential development on 13.0 acres, generally located south of Roy Horn Way and west of Durango Drive within Spring Valley. JJ/lg (For possible action)

ACTION: Public hearing set for June 18, 2024, at 1 p.m. (Bill No. 6-5-24-1)

REAL Commissioners, next are Items 37, 38, and 39, which are ordinances for introduction. These are ordinances for introduction for a standard development agreement.

- Item 37 is ORD-24-900134 for an agreement with Durango 215 Residential, LLC for a multi-family residential development on 13 acres.
- Item 38 ORD-24-900144 is for an agreement with Namaz, LLC for commercial development on 3.71 acres. And
- Item 39 is ORD-24-900154, an agreement with Kether, LLC for commercial development on 3.5 acres.

Staff request that you set the public hearing for June 18 at 1 p.m.

SEGERBLOM I'll introduce the ordinance and set the public hearing for June 18 at 1 p.m.

ITEM 38 ORD-24-900144: Introduce an ordinance to consider adoption of a Development Agreement with Namaz LLC for a commercial development on 3.71 acres, generally located south of Blue Diamond Road and east of Tenaya Way within Enterprise. JJ/lg (For possible action)

ACTION: Public hearing set for June 18, 2024, at 1 p.m. (Bill No. 6-5-24-2)

ITEM 39 ORD-24-900154: Introduce an ordinance to consider adoption of a Development Agreement with Kether LLC for a commercial development on 3.54 acres, generally located south of Cactus Avenue and west of Rainbow Boulevard within Enterprise. JJ/lg (For possible action)

ACTION: Public hearing set for June 18, 2024, at 1 p.m. (Bill No. 6-5-24-3)

PUBLIC COMMENT

REAL And then Commissioners, this is the last opportunity for public comment.

SEGERBLOM And this may be a record. Anyone here wishing to speak on anything they want to talk about? Seeing no one. We'll close the hearing and – sorry, what?

MCCURDY II Closed session.

SEGERBLOM Oh, we have a closed session. Also, I did – I apologize. I did have an issue I wanted to raise. I would like to see if there's a way, when we do all these gas stations, can we require them to also put in some electric charging stations? I

SEGERBLOM

don't know if you know the answer, but could we look at that issue?

REAL

Generally, gas stations by themselves don't generate enough required parking to meet the threshold for gas stations, but we can look into what that would be for gasoline stations.

SEGERBLOM

Yeah, it just seems like we're doing an awful lot of gas stations and hopefully at some point they're going to be obsolete, so might as well make them start thinking about it. Thank you. Meeting adjourned.

There being no further business to come before the Board at this time, at the hour of 9:29 a.m., the meeting was adjourned.

APPROVED:

/s/ Tick Segerblom

TICK SEGERBLOM, CHAIR

ATTEST:

/s/ Lynn Marie Goya

LYNN MARIE GOYA, COUNTY CLERK