



**togetherforbetter**

## *Board of County Commissioners*

Clark County, Nevada

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

---

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, March 19, 2025:

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

## TABLE OF CONTENTS

SEC. 1. OPENING CEREMONIES .....	3
CALL TO ORDER.....	3
SEC. 2. PUBLIC FORUM.....	3
SEC. 3. AGENDA .....	6
SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 26 .....	8
SEC. 5. NON-ROUTINE ACTION ITEMS 27 THROUGH 68 .....	28
SEC. 6. INTRODUCTION OF ORDINANCES .....	106
PUBLIC COMMENTS.....	107

## SEC. 1. OPENING CEREMONIES

### CALL TO ORDER

The meeting was called to order at 9:01 a.m. by Chair Segerblom with the following members present:

**Commissioners Present:**

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

**Absent:**

None

**Also Present:**

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

## SEC. 2. PUBLIC FORUM

### 1. Public Comment

**TICK SEGERBLOM**

Good morning. This is the Clark County Commission Zoning meeting. Director Real?

**SAMI REAL**

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

**TICK SEGERBLOM**

This is the first item on public comment. Anyone wishing to speak on an item on the agenda can come forward now and speak for three minutes, or if you want to speak when the item comes up. We are going to pull Item 8 off the consent agenda, so that won't be heard.

**UNIDENTIFIED SPEAKER**

(inaudible)

**MARGARET ANN COLEMAN**

Yes.

**TICK SEGERBLOM**

And please tell us the item you're speaking on.

**MARGARET ANN COLEMAN**

Sixty-seven as well as-

**JIM GIBSON**

Pull the microphone back.

**MARGARET ANN COLEMAN**

Sixty-seven as well as Women History Month. As you know, mothers are important to the society for the man's world, and we should be appreciated. Our role model is being a mother and having children and family members.

**TICK SEGERBLOM**

I'm sorry, Ms. Coleman, there's nothing on the agenda about Women's History Month.

**MARGARET ANN COLEMAN**

I saw a sign outside.

**TICK SEGERBLOM**

Well, the sign is not on the agenda. So, if you want to wait till the last of the meeting, you can speak for three minutes that time, but you're not speak on anything on the agenda.

**MARGARET ANN COLEMAN**

Are you going to talk on 67 today?

**TICK SEGERBLOM**

What are you going to say?

**MARGARET ANN COLEMAN**

It's dealing with transients and non-transients.

**TICK SEGERBLOM**

It's being held.

**MARGARET ANN COLEMAN**

Excuse me?

**TICK SEGERBLOM**

Sixty-seven is being held. It's not going to be heard today.

**MARGARET ANN COLEMAN**

So how am I supposed to speak up on it?

**TICK SEGERBLOM**

Just go ahead and have a seat, and you can speak at the end of the meeting, thank you. All right, anyone else wish to speak on public comment?

**BARBARA FOLEY**

Good morning.

**TICK SEGERBLOM**

Good morning.

**BARBARA FOLEY**

Can you hear me okay? My name is Barbara Foley. I live at 2961 Sean Darin Circle. I've lived there for 17 years with my husband and my sister. I'm speaking on number eight, about the Boys and Girls Club being replaced with a school.

**TICK SEGERBLOM**

Okay, that will be heard separately, if you want to wait just a couple of minutes?

**BARBARA FOLEY**

So, I can wait until then to speak?

**TICK SEGERBLOM**

Yes.

**BARBARA FOLEY**

Okay, thank you.

**TICK SEGERBLOM**

Thank you. Mr. Dumani.

**LORENZO DUMANI**

Good morning. My name is Lorenzo Dumani. I'm a lifelong resident of Las Vegas, and I'm the president of Majestic Resorts. I'm here today just I wanted to clarify for the record that we were supposed to be heard on our project for Majestic, which is a 604 room non-gaming super-high-end project right across from the Las Vegas Convention Center, but I guess we're unable to do so due to the FAA (Federal Aviation Administration) not giving us the clearance in time. And I just wanted to note for the record that we filed August the 5, seven and a half months ago for it, and didn't hear back until I called them at least 30 times last week. Then we just got a categorical denial that since the building is over 200 feet tall, it would require study. Well, that was apparent August the 5 when it was first filed.

And what's ironic is the building is in exactly the same location and exactly the same height as what had been previously approved. Everything's exactly the same. We just scaled down the stuff around it due to costs and to make things more efficient, and the Fontainebleau, Wynn, Resort World, every project around us is taller. And we're in the middle of it.

The previous extension for the project was ironically somehow sent to the La Concha Motel, which I demolished or took this, now the Nevada Neon Museum, the Shell, that was done in 2004 or 2005. So, they sent my renewal for the FAA to an address that hasn't existed in 20 years, which I find ironic. And I just wanted to point that out that we wish we were here under better circumstances to get this finally approved so we can get it going. I want to thank the commission, Commissioner Segerblom, everyone involved, we're looking forward to finally having this heard. But this nonsense with the FAA and these type of procedures that's seven or eight months later on something that had already been approved that's shorter than everything around it, that they actually have to order a study to see if it's safe, well, why don't they order a study to see if the Strip can handle traffic while they're at it or if gaming is a good idea? I mean, come on. It's getting ridiculous with the federal bureaucracy, and I hope that we can prevent this from happening in the future to other people. Thank you.

**TICK SEGERBLOM**

Thank you, Mr. Dumani. And just for the record, that's Item 65, 66, and 67, and they're being held because the FAA has not approved the height of the limitation. Next item. Oh, wait a minute. We have another-

**CECILIA WEIMER**

Good morning. My name is Cecilia Weimer. I live at 7050 West Torino right off of Rainbow. So, am I able to speak twice now, and then once they bring it up Lennar Homes?

**TICK SEGERBLOM**

No, you can-

**CECILIA WEIMER**

Okay, that's just my question.

**TICK SEGERBLOM**

Okay, just wait until - Thank you.

**TICK SEGERBLOM**

Yeah. Anyone else? See no one else. We'll close the public hearing and turn it over to Director Real.

## SEC. 3. AGENDA

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

**ACTION: APPROVED.**

**SAMI REAL**

The second item is the approval of the agenda after considering any additions or deletions of items. Staff has the following requests. Hold to the April 16, 2025, Zoning meeting:

- Item 9, UC-25-0116;
- Item 31, UC-25-003;

Hold to the May 21, 2025, Zoning meeting:

- Item 65, SDR-25-0054;
- Item 66, VS-25-055;
- And Item 67, UC-25-0053.

And then hold to the June 4, 2025, meeting:

- Item 5, AR-25-400008 for UC-22426.

The above public hearing items are going to be open as a public hearing, and immediately recessed until the dates is previously stated. With these deletions, which are Items 5, 9, 31, 65, 66 and 67, the agenda stands ready for your approval.

**MOTION**

**WILLIAM MCCURDY II**

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

**TICK SEGERBLOM**

There's a motion cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes.

3. Approval of minutes. (For possible action)

**ACTION: APPROVED.**

**SAMI REAL**

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

**MOTION**

**WILLIAM MCCURDY II**

Mr. Chairman, I move for approval of the minutes.

**TICK SEGERBLOM**

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

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes.

## SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 26

### **SAMI REAL**

Next are the routine action items which consists of Items 4 through 26 except items previously deleted, and Item 8, which will be pulled and heard separately. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for your approval

### **MOTION**

#### **WILLIAM MCCURDY II**

I move approval of the routine action items.

#### **TICK SEGERBLOM**

There's a motion. Cast your vote.

### **VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

#### **TICK SEGERBLOM**

That motion passes.

#### 4. SDR-25-0098-PRIMM SOUTH REAL ESTATE COMPANY:

SIGN DESIGN REVIEWS for the following: 1) increase the area and number of electronic message units, video; 2) increase the area of an electronic message unit, static; 3) increase monument sign area; 4) increase projecting sign area; 5) increase wall sign area; and 6) a comprehensive sign plan in conjunction with an existing resort hotel (Whiskey Pete's) on 60.80 acres in a CR (Commercial Resort) Zone and a CG (Commercial General) Zone. Generally located on the west side of I-15 and the north and south sides of Primm Boulevard within the South County Planning Area. JJ/rr/kh (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

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and that signs are not permitted within the right-of-way.

Department of Aviation

- Applicant must submit a plan to the Clark County Department of Aviation (DOA) addressing lighting, glare, graphics, etc. Before building permits can be issued, applicant must receive written approval of said plan from the DOA Airspace Manager, 702-261- 5789, which may include its own conditions for approval.

5. AR-25-400008 (UC-22-0426)-DHARAM & VIJAY PAL TRUST:

USE PERMIT SECOND APPLICATION FOR REVIEW for a school in conjunction with an existing office and retail shopping center on 0.8 acres in a CG (General Commercial) Zone and a CP (Office and Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Ford Avenue within Paradise. MN/nai/kh (For possible action)

**ACTION: DELETED FROM AGENDA (HELD TO JUNE 4, 2025, PER APPLICANT).**

6. ET-25-400007 (ZC-0947-08)-COYOTE SPRINGS NEVADA, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify a 125.0 acre portion of 989 acres from an R-U (Rural Open Land) Zone and a C-2 (Commercial General) within a P-C (Planned Community) Overlay District to an H-1 (Limited Resort and Apartment) within a P-C (Planned Community) Overlay District for a resort/hotel casino and related uses.

USE PERMITS for the following: 1) expansion of the Gaming Enterprise District (GED); 2) a resort hotel consisting of 330 rooms; 3) increase the height of the resort hotel and casino; 4) public areas including all casino, retail, restaurant, bar/lounge, live entertainment, indoor and outdoor dining, spa/health club, convention and back-of-house areas, and a parking garage; 5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards on 40.0 acres in an H-1 (Limited Resort and Apartment) within a P-C (Planned Community) Overlay District.

DEVIATIONS for the following: 1) provide an alternative landscape on parking areas; 2) reduce the number of required loading and unloading spaces; and 3) all other deviations as shown per plans on file. WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEWS for the following: 1) a resort hotel and casino; and 2) all other accessory and incidental buildings and structures on 40.0 acres in an H-1 (Limited Resort and Apartment) PC (Planned Community) Overlay District in the Coyote Springs Master Planned Community. Generally located on the north side of Twin Eagle Parkway, 1,200 feet east of Coyote Springs Parkway within the Northeast County Planning Area. MK/jm/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Until December 17, 2032 to complete.
- 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.

7. ET-25-400014 (NZC-19-0886)-TROP GC APTS, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 5.0 acres from an RS20 (Single-Family Residential 20) Zone to an RM50 (Residential Multi-Family 50) Zone.

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

DESIGN REVIEW for a multi-family residential development. Generally located on the south side of Tropicana Avenue, 300 feet east of Grand Canyon Drive within Spring Valley. JJ/my/kh (For possible action)

**ACTION: APPROVED WITH CONDIITONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Until February 5, 2028 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan Amendment and a zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

8. UC-25-0092-BOYS CLUB OF CLARK COUNTY, INC.:

USE PERMIT for a school.

WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.

DESIGN REVIEW for a school in conjunction with an existing community youth club on 6.09 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Lindell Road and north side of Edna Avenue within Spring Valley. JJ/bb/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- 1 year to review to evaluate traffic impacts resulting from approval of the use permit or the use permit will expire;
- 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

- Traffic study and compliance;
- 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.

#### **SAMI REAL**

Next will be Item 8, UC 25-0092. Use permit for a school, waivers of development standards to eliminate buffering and screening, and design review for a school in conjunction with an existing community youth club on 6.09 acres in an RS20 (residential single family 20) zone. Generally located on the east side of Lindell Road and the north side of Edna Avenue within Spring Valley.

#### **TICK SEGERBLOM**

Good morning.

#### **LIZ OLSON**

Good morning. Liz Olson, 1980 Festival Plaza Drive here on behalf of the applicant. First and foremost, thank you to staff for placing us on the consent agenda, and recommending approval of the application. We'll try to keep this as brief as possible since we are in consent today. We represent Pinecrest Academy. They are an existing public charter school that is currently operating on Charleston and Jones. The application before you this morning would allow them to expand and provide opportunities to some more children that they're not able to do at their current location. So, the site that we're looking at today is the existing Boys and Girls Club here located on Edna and Lindell. We have various uses surrounding us including Wynn Elementary and Roundy Elementary. We have some residential in the area church across the street, as well as some multifamily and commercial in the surrounding area.

The school would be looking to utilize the existing Boys and Girls Club building while the tenant improvements are being done inside the building for the school. The Boys and Girls Club is looking to temporarily relocate so they can continue those programs, so they don't put any of their children out. So, any of the existing kids at the Boys and Girls Club for their morning and afternoon programs will still be able to utilize those programs. So, as you can see here on our site plan, we have the existing building there in the center, and we have queuing throughout our site. When we went and monitored the existing school traffic for the surrounding area, one of the things that we noticed was the existing elementary schools in the immediate area do not allow their students to go on site and utilize the existing on-site queuing. One of the unique aspects of our application is that we have a on-site queuing lane that allows for up to 133 cars for queuing.

With me this morning is the principal of Pinecrest, Jessica Medina. She will be talking a little bit more about the traffic and how they will be operating that ensuring that that goes through efficiently on this site as they are currently doing on their other site.

We had a voluntary neighborhood meeting, and there were two major concerns that were brought up from the neighbors. The first was that there are too many schools in the existing area, and that it's a saturated neighborhood with schools. And the second, which of course is a very important concern, is the existing traffic from the school.

So again, Ms. Medina will talk about the traffic, but I'd like to quickly go over some of the existing neighborhoods throughout the valley that have several schools and show that this is not a unique application. Schools are meant to be in residential areas. This is a neighborhood residential neighborhood that has seven existing schools. Here's another neighborhood that has five existing schools. This is a residential area. And another one here that has about six schools. So, while we are asking to add another school to this neighborhood, I just want to make it very clear that this isn't a unique request, and it will provide a great opportunity for kids throughout the valley and the immediate area. So, with that, I'm going to turn it over to the principal so she can go through a quick site plan, and explain how the traffic for this particular location will work, and then turn it over to you for any questions.

#### **JESSICA MEDINA**

Good morning, Jessica Medina for the record. This is what we hope will be our site plan for our dismissal procedures. The system that we use is something that we've used through all the Pinecrest Academies in the last 10 years. It is very effective, and we always strive and look to dismiss our students within 10 to 15 minutes. This is going to help us continue that with the queue being of, like Liz said, 130 cars. What we look to do is where the stars are is where I will have myself and other administrators punching in numbers that match the students that will be inside of the building, beginning 30 to 20 minutes prior to dismissal being let out. Once those numbers are punched in, they start to collect, and right at three o'clock or whatever our dismissal time will be, our students will be released, and I will have staff throughout the building on the inside, but also on the outside bringing the students out to their dismissal area.

The dismissal area could be tree number one, cone number two, whichever that dismissal area is. But all of these hearts would represent staff members all throughout the queue that would be able to help us put our students safely into the cars quickly. Once we load that first half, they will all be released, and then, again, the ones starting back here would then string all the way to the front. Students will already be there, ready to be put into their cars, making it a very quick process.

And as I stand before you today, I do have a room full of parents and staff members that would agree that this works, and this is something that we have been able to do again for the last two years at our location, but the past 10 at other Pinecrest Academies.

#### **LIZ OLSON**

Thank you. We'll turn it over to you.

#### **TICK SEGERBLOM**

If that completes your presentation, we'll go ahead and have people come forward for public comment. Anyone wishing to speak on this item? Come forward now and you can speak for three minutes.

#### **BARBARA FOLEY**

Good morning. Again, my name is Barbara Foley. I live at 2961 Sean Darin Circle. I lived there with my husband for 17 years, and now with my sister. We live kitty corner from the Boys and Girls Club. I just have a couple of points to make. Those of us who object to this charter school have been told that our only objection to the school is something as cold and meaningless as traffic. And that could be true, and then again it is completely true. And why shouldn't it be true? Since when is traffic safety not considered an issue? They are virtually replacing a large year-round recreational facility meant for the children and

families of our unserved area, then replace and turn that same building into a school for 1,000 plus students, and traffic is not supposed to be an issue?

We already have approximately 2,800 students in this area. We have learned to navigate and to negotiate with them. To make a statement that we don't want them in our backyard is as ignorant of the facts that we, as a community, as an area, already have and have had the schools in our backyards for over 17 years. Elaine Wynn has 703 students. They're down 23%, yet we need another school. Roundy Elementary is down 24%, yet we need another school. This is from the Public School Review. And then we have two private schools. There's Las Vegas Day school with 808 students, the Cornerstone Christian School has 651 students, and the Accelerate Head Start, which is a preschool, they all have to be transported. That's five schools we already have in our area.

I believe in the charter schools. I have four grandchildren in them. Their records are remarkable, but I would ask, why can't those same teaching standards apply to all the students living in the immediate area and or the school district raise those standards for all of our students? They set the standards for both charter and regular schools. What makes charter schools so different? Why can't they turn Elaine Wynn and Roundy into better schools to absorb the extra students they keep telling us are moving in? We could agree with that. They're under capacity as it is.

Why doesn't Pinecrest pledge to put charter schools in neighborhoods with 100% guaranteed entry for those who can walk to it, i.e. the neighborhood schools? The answer is not another school where automatic enrollment is not a guarantee or a right to attend even if you live next door to it. It will be though an automatic addition of 200 to 1,000 students and cars to a busting area not meant for a school.

Finally, and most important, Pinecrest tried to build on an existing parking lot of a church just across the street from the Boys and Girls Club. They were turned down. There's absolutely no difference between what they are trying to do now. This time appears to be a better money deal for the powers who are making the money from this. It was turned down before. What makes it better this time?

**TICK SEGERBLOM**

I'm sorry, you're limited to three minutes.

**BARBARA FOLEY**

This certainly must be the acquisition of the land, which was donated at the very beginning. This has never been about the children. It's always been about the money. Someone is taking something from those who need it and giving it to those who don't. Thank you.

**UNIDENTIFIED SPEAKER**

Amen. I agree with her.

**BARBARA FOLEY**

Thank you.

**ROBERT LUTZ**

Good morning. Robert Lutz, 5690 Edna Avenue. And I would like to thank you guys for giving us this opportunity to speak today. First of all, like she brought up, traffic is a big issue. The map that was up here, I don't believe is the same chart that we seen at the town board, seems that they've adjusted some things. But they're not accounting for 50 or 60 or 80 employees are going to have for parking. They said that they were going to close the Edna Drive, which kind of looks with the loop she had on there that that

was what they're going to do, which would put anybody coming in and out that is not dropping off and picking up that is not in the drive in conflict with that drive.

So, at their current school, I went and watched their situation. About a third of the people looked like they were using the drive drop off and pick up. The other third were parking in the parking lot, getting out of their cars going into the school. They were parking on the lot next door. They had six entrances. And as they did their little release and they had a little traffic jam, and then they would clear. But there's no way to control the traffic flow in. So, they're saying, "Oh, we're going to just come down Lindell one direction to access." They're going to go both directions down Lindell. They're going to go both directions down Edna. They're going to go through the existing Elaine Wynn Elementary School drop off and pick up. And the discharge of kids, they're going to go through Roundy. So, the Edna entrance is only 25 feet from the intersection, and that's where they have traffic guards for Clark County School District.

And I had it all planned out until they did the other - Anyway, there's a fire access that you have to have. There's a fire hydrant at the entrance they're planning on using. There's a fire hydrant there so they can't widen that drive. I don't know how they can close the drive. I really don't. They don't account for they're still going to be building on the church property across the street. They've demoed all the houses that are there. They got a vacant lot sitting there. So, something's going to get built there. They've also not accounting for the Kia dealership that's using the lot, the north portion of the lot, so they're dropping off and picking up cars on Lindell, how that works. There's no school zone on Lindell from Desert Inn all the way down until you get to the bus stop. So, I guess basically it is a traffic issue. It's a safety issue. This lady made a very good point. There's an abundance to classrooms. What she didn't mention is Doris Hancock School on Lindell and Oakey.

**TICK SEGERBLOM**

I'm sorry, you're three minutes up.

**ROBERT LUTZ**

I understand. They're done. So, what we'd like to say is that it's going to compound the problem with the amount of kids in the school district, adding another school, and we'd respectfully ask that you deny this request.

**TICK SEGERBLOM**

Thank you. Anyone else here wishing to speak on this item?

**DARREN HARRY**

Hi, guys. My name is Darren Harry, 2961 Sean Darin Circle. One of the points that the young lady over here made was that there's three places in all of Las Vegas that have this problem. Most likely at least the map, from the distance I saw, all the roads around it are finished, sidewalks, two-lane roads, da da da da. The way it's supposed to be. Our neighborhood is not. There's only one finished road from Decatur to Lindell on Edna. All the rest of them break down into a one-lane street, no place to park. And we already have a nightmare to the point where we have to make doctor's appointments, any kind of appointment, at certain times of the day because we can't get out of our cul-de-sac. And you want to put a thousand more kids into this area? I pray you guys side with us, because this is not something we need. We don't need to be like the other three areas that are probably in a nightmare situation just like we are. So, thank you for listening to me. Appreciate it. Thank you.

**TICK SEGERBLOM**

Thank you. Anyone else here wishing to speak?

**JAMIE HATCH**

Hi, my name is Jamie Hatch for the record. I have had the absolute joy of being a teacher at Pinecrest for five years now. But of course, as you know, I haven't been teaching all five years at Springs campus. I was able to teach at Pinecrest Inspirada and see it grow from what it was at the very beginning in an underdeveloped part of town and then grew into really great part of Inspirada. I have seen the growth of our students in this area. We're the first Pinecrest to branch out into the Las Vegas area for a reason. We have seen our Pinecrest schools in Henderson do a phenomenal job in growing our students in the area, of becoming five-star schools, of becoming a blue ribbon school, of doing all that we can to service the students of Las Vegas and Henderson. And it's a passion of not only me, but all of our teachers on campus. All of us have a mission to do what's best for the kids no matter what area we serve.

I am in support of us getting the Boys and Girls Club School to be able to grow, not just from staying K through 4, K through 5, but to be able to grow and service our community, become even K through 12 one day. And that's our hope and dream, to be able to service these kids in this area, and to be able to get to know them personally. And to see a diversity of students beyond Henderson has been phenomenal. Thank you for your time.

**TICK SEGERBLOM**

Thank you. Anyone else?

**PATTY ANN RICHARDS**

Hello, my name is Patty Ann Richards. I'm in the administration of Pinecrest Springs. I'm an office manager and registrar. And I can just tell you what an amazing school this is. Never worked for school districts before. I've worked for lawyers, I've worked for trash companies, I've worked for hospitals. This is my first school. And the leadership there cares more about these kids than I've ever seen anywhere in my life. We are blessed with an array of students. We have every rainbow, every culture, every language you can think of. We have children that speak Mandarese, we have children from the UK, we have children from South Africa, we have children from the Ukraine. And Pinecrest needs to stay here. That's why we came here. You have Pinecrest in Horizon, but this community here needs us, and we need them. And with the leadership of Ms. Medina, we can make it work. No matter what you need to be done, she'll make it work. Thank you.

**RUSS BLACK JR.**

Good morning. Thanks for having us. Russ Black Jr. for the record. As a parent of a student that goes to Pinecrest, I'm grateful that they exist. The issues with Clark County School District have been well noted for as long as I've been in Las Vegas, which is the majority of my life. We're not going to fix those. This is how we fix them, we bring better situation, a better school, better education to wherever it's needed. As it was stated by those opposed, it's needed. It's needed right where we are asking for you to approve this building. So, I ask that you approve it.

Ultimately without things of this nature, without people taking action, without passionate people doing the work that needs to be done, nothing gets better. That's what all of you do. All of you have done that for as long as I've been in Las Vegas, and I appreciate each and every one of you. I'm going to say hello to Marilyn especially. I do a lot of work through amateur boxing. And this is what it's about, is doing whatever we need to do to improve the community that we live in. All of the objections are valid, but this is 30 minutes of traffic to bring a much better situation and education to the community that we're already in. So, we want better, or we don't. We're going to do what it takes or we're not. I appreciate you guys, and I hope that you approve our building. Thank you.

**TICK SEGERBLOM**

Thank you.

**UNIDENTIFIED SPEAKER**

Good morning. I'm speaking on behalf of Holly Lang. She lives at 5960 Thiros Circle, Las Vegas, Nevada. "I'm writing to express my strongest support for Pinecrest Academy's petition to relocate to the Boys and Girls Club on Lindell. As a homeowner and a parent in the community, I believe this move would be a great benefit to both local families and property values. Charter schools like Pinecrest Academy provide high-quality education, something I value deeply for my children. Unfortunately, after enrolling them at Pinecrest for one year, I made the difficult decision to move them to another charter school due to concerns about the current location next to the state mental health hospital. If Pinecrest were to relocate to the Boys and Girls Club on Lindell, I would be happy to re-enroll my children there."

"I understand that some neighbors are concerned about potential traffic congestion, but I personally have not experienced any major traffic issues in the area. The roadways are wide and capable of handling additional vehicles. Furthermore, I have seen firsthand how Pinecrest effectively manages traffic at its current campus, which has a much smaller inlet. The school's leadership and staff do an outstanding job of keeping traffic flowing efficiently, and I have no doubt that they would implement a similarly effective system at the new location. Moving Pinecrest to Lindell would provide a much safer, more suitable learning environment for students while also strengthening our community. I respectfully urge you to support this relocation for the benefit of our children and the neighborhood as a whole. Thank you for your time and consideration."

**TICK SEGERBLOM**

Thank you.

**AL ROJAS**

Hi, this is Al Rojas. I live in District B. I'm going to take this opportunity to support this bill. We need as many outreach programs and organizations that can reach out to kids. Our kids are not our only future. They're our only hope. And the statistics show that the more kids we get reading by the third grade, the safer our communities are going to be. It's going to create law-abiding citizens. You can't arrest everybody, and you also counted all the criminals out on the street. You got to create law-abiding citizens. And that's by reading, by getting kids to read.

That's why my organization, that I'm associated with, Safe City Safe Communities Network, which we emphasize in increasing education, reducing violence, and increasing prosperity, we are going to be working with a lot of parents that have young kids, get them involved with their education early and we'll be doing a lot of book drives. We go to a lot of garage sales, we pick up books for kids, we give them to our churches, and we're going to be getting involved with kids' reading. Reading is the future. If you're not reading, I'm sorry, we're never going to become a safe community. I support the boys group, and while I'm looking forward to working with them, even though I don't live in that area. Thank you very much. Bye.

**TICK SEGERBLOM**

All right. Anyone else say or wishing to speak? Seeing no one, we'll close the public hearing and ask the applicant to come back up. Turn over to Commissioner Jones.

**JUSTIN JONES**

Thank you, Mr. Chair, and thank you. Liz, can you address, I know there was one comment about modifications were made to the plan. My understanding is those are made in response to the concerns with traffic that were raised by neighbors?

**LIZ OLSON**

So, this is the same site plan that was shown at Town Board, just to clarify. So, this is the fire gate that one of the neighbors mentioned, so this is an existing driveway. This will be closed during school. And then, all of the traffic would come in and off of Lindell. But this is the traffic queuing and site plan that was shown.

**JUSTIN JONES**

Okay. So, no traffic will go onto Edna? Obviously, drivers could drive onto Edna, but in terms of entering and exiting the facility will only be off of Lindell?

**LIZ OLSON**

Correct, yes.

**JUSTIN JONES**

Okay. All right. I appreciate the neighbors that they came out here, and provided their perspective. I absolutely respect it. I don't know where the comment came from to the tune of that traffic is a heartless or something along those lines. Something that I know I and all of my colleagues consider every single time we're here, it is absolutely always one of the considerations that we take into effect, and certainly when we're meeting with potential developers, it's something that is of utmost importance and certainly was as this project was brought to my attention several months ago. It's a challenging situation.

I wish that the Boys and Girls Club had the \$30,000,000 that they need in order to do the renovations on this dated facility in order to better serve the needs of the community. But they don't, and that is why they entertained an offer a negotiation with Pinecrest in order to do the needed improvements to the facility and reopen it and not only serve the needs of students there, but also to reopen Boys and Girls Club and serve the community in that area.

I definitely have my concerns about traffic in the area. I spend a lot of time over in that neighborhood. I was at Roundy and at Acelero just the week before last and have spent a lot of time at Wynn. So, I understand the concerns that have been raised.

I also know from my own experience that Pinecrest and Doral and other charter schools do a, frankly, much better job than a lot of our CCSD (Clark County School District) schools in terms of managing that traffic. That said, I do think that we need to make sure that we keep an eye on this.

And so, I've talked internally and think that it makes sense for a one-year review on traffic concerns so that if there are continuing concerns, we can have discussion with the school about if there are additional measures that need to be taken in order to manage the traffic or adjust the start and end times for the school.

And so, I don't know, Antonio, if you had any other concerns?

**ANTONIO PAPAIZIAN**

I don't, Commissioner. Thank you.

**MOTION**

**JUSTIN JONES**

Okay. All right, then with that, I will go ahead - Oh, sorry, I'll make - One other comment is our representative on the school board is a former Pinecrest principal. And so, my commitment is also to work with her to try and address some of the traffic concerns that Wynn and Roundy to see if there are ways in which we can help them better utilize their drive aisles and reduce the traffic on those surrounding streets. So, I will make that commitment to you. We also have obviously new leadership at CCSD with a new superintendent and certainly will raise those concerns with regards to those schools as we go forward. So, with that, I'll go ahead and move for approval agenda Item number 8 with the additional condition of a one-year review regarding traffic.

**TICK SEGERBLOM**

There's a motion. Cast your vote.

**VOTE**

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

**TICK SEGERBLOM**

That motion passed.

**LIZ OLSEN**

Thank you.

- 9. UC-25-0116-TYEB, LLC:  
USE PERMIT for a restaurant.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) reduce throat depth.  
DESIGN REVIEW for modifications to an existing office/warehouse and retail center on 2.5 acres in an IL (Industrial Light) Zone. Generally located on the north side of Spring Mountain Road and the west side of Sammy Davis Jr. Drive within Paradise. TS/hw/kh (For possible action)

**ACTION: DELETED FROM AGENDA (HELD TO APRIL 16, 2025, PER APPLICANT).**

- 10. PA-24-700036-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:  
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.50 acres. Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley. MN/gc (For possible action)

**ACTION: ADOPTED (RESOLUTION NO. R-3-19-25-1).**

11. ZC-24-0675-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:  
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley (description on file). MN/gc (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0416-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

12. VS-24-0677-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:  
VACATE AND ABANDON easements of interest to Clark County located between El Camino Road (alignment) and Redwood Street (alignment) and between Patrick Lane and Post Road within Spring Valley (description on file). MN/sd/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Post Road;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

13. WS-24-0676-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:

WAIVER OF DEVELOPMENT STANDARDS for increased maximum parking.

DESIGN REVIEW for a warehouse/office facility on 2.50 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley. MN/sd/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Post Road;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as

required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Applicant 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 #0416-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

14. PA-25-700001-KRLJ 3, LLC & KRLJ 2, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 11.21 acres. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise. JJ/gc (For possible action)

**ACTION: ADOPTED WITH CONDITIONS (RESOLUTION NO. R-3-19-25-2).**

**CONDITIONS OF APPROVAL –**

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN's 177-30-106-004, 177-30-106-005 and 177-30-105-003.

15. ZC-25-0005-KRLJ 3, LLC & KRLJ 2, LLC:

ZONE CHANGE to reclassify 11.21 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise (description on file). JJ/gc (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN's 177-30-106-004, 177-30-106-005 and 177-30-105-003.
- 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](mailto: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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0450-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

16. VS-25-0006-KRLJ 3, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Silverado Ranch Boulevard and Le Baron Avenue; a portion of a right-of-way being Decatur Boulevard located between Le Baron Avenue and Silverado Ranch Boulevard; and a portion of right-of-way being Le Baron Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/rg/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

#### **CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- 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.

17. WS-25-0008-KRLJ 3, LLC:

WAIVERS OF DEVELOPMENT STANDARDS of the following: 1) dedication of right-of-way; and 2) allow modified driveway design standards.

DESIGN REVIEW for a multi-family residential development on 11.21 acres in RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise. JJ/rg/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

## CONDITIONS OF APPROVAL –

### Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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;
- 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 Decatur Boulevard, Cactus Ave to Silverado Ranch improvement project;
- 90 days to record said separate document for the Decatur Boulevard, Cactus Avenue to Silverado Ranch improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN's 177-30-106-004, 177-30-106-005 and 177-30-105-003.
- 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](mailto: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; email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0450-2023 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

18. ZC-25-0040-LONGFELLOW, LLC:

ZONE CHANGE to reclassify 0.2 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CP (Commercial Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment) within Paradise (description on file). JG/mc (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**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.

19. WS-25-0041-LONGFELLOW, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase parking; 2) eliminate street landscaping; 3) eliminate parking lot landscaping; 4) eliminate and reduce buffering and screening; 5) reduce drive aisle width; and 6) alternative driveway geometrics.

DESIGN REVIEW to convert an existing single-family residence to an office building on 0.2 acres in a CP (Commercial Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment) within Paradise. JG/dd/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance 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.

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.

20. ZC-25-0046-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:

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 Serene Avenue and the east side of Grand Canyon Drive within Enterprise (description on file). JJ/mc (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

### CONDITIONS OF APPROVAL –

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0419- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### 21. VS-25-0048-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Cluny Avenue and between Grand Canyon Drive and Newbattle Street within Enterprise (description on file). JJ/hw/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

### CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Serene Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### 22. WS-25-0047-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:

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

DESIGN REVIEW for a single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise. JJ/hw/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

## CONDITIONS OF APPROVAL –

### Comprehensive Planning

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

### Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Serene Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0419-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

## 23. TM-25-500009-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:

TENTATIVE MAP consisting of 15 single-family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise. JJ/hw/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

## CONDITIONS OF APPROVAL –

### Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there

has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Serene Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

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 #0419-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

24. ZC-25-0078-HOUCK, JEREMIAH SETH & SAMANTHA SUZANNE:

ZONE CHANGE to reclassify 2.36 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located on the west side of Cote Road, 260 feet south of Blue Diamond Road within Red Rock (description on file). JJ/rk (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Clark County Water Reclamation District (CCWRD)

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

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

**ACTION: ADOPTED (ORDINANCE 5231).**

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

**ACTION: ADOPTED (ORDINANCE 5232).**

## SEC. 5. NON-ROUTINE ACTION ITEMS 27 THROUGH 68

*(Companion Items 27 and 28)*

27. ET-25-400011 (Nzc-19-0903)-LMG LAS VEGAS, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 0.56 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) alternative driveway geometrics; and 3) reduce the setback for a proposed gate.

DESIGN REVIEW for a proposed outside storage yard in conjunction with an existing distribution center on 4.54 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise (description on file). MN/tpd/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 28).**

### CONDITIONS OF APPROVAL –

#### Comprehensive Planning

- Until February 19, 2027 to commence or the waivers and design review will expire unless extended with approval of an extension of time;
- Staff to prepare an ordinance to adopt the zoning.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- 8 months to complete the off-site improvements along Arby Avenue per approved off-site plan;
- 1 year administrative review of off-site improvements.

#### Southern Nevada Health District (SNHD) - Engineering

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

### SAMI REAL

Next are companion Items 27 and 28.

- Item 27, ET-25-400011 for Nzc-19-0903, zone change, second extension of time to reclassify 0.56 acres from an RS20 (residential single-family 20) zone to an IP (industrial park) zone within the

Airport Environs (AE-65) overlay. Waivers of development standards for the following: reduce parking, alternative driveway geometrics, and reduce the setback for a proposed gate. Design review for a proposed outside storage yard in conjunction with an existing distribution center on 4.54 acres in an IP (industrial park) zone within the Airport Environs (AE-65) overlay. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise.

- And then Item 28, AR-25-400012 for WS-21-0525, waiver of development standards. Second application for review for landscaping in conjunction with an existing distribution facility and outside storage yard on 4.54 acres and an IP (industrial park) zone within the Airport Environs (AE-65) overlay. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise.

**TICK SEGERBLOM**

Good morning.

**MACK MCKNIGHT**

Good morning. Mack McKnight representing the owner. On Item number 27, the issue with-

**TICK SEGERBLOM**

If you're going to speak there, you have to take the microphone. There you go.

**MACK MCKNIGHT**

Thank you. The issue that staff had, which we agreed to, is that we did plant the trees for the landscaping. And this is - I don't know if you can see. This is what we submitted actually to show that we did plant the trees, but staff felt that that was insufficient. And so, ownership, we went ahead and planted additional trees every 25 feet. And so, this is what - If you put those two gates together, these additional trees actually do, I think, meet the staff's requirement. And we've met with Commissioner Naft about this earlier this week and we do appreciate his time. But that's the major purpose on 27, and so we would request approval on this item and I'm not sure what else to say about it.

**TICK SEGERBLOM**

If that completes your presentation, we'll turn it over to - 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.

**MICHAEL NAFT**

Thank you, Mr. Chairman. Yes, the staff was right. Those trees were a little, I think dinky was my word, but what you've replaced them with I think certainly does satisfy the requirements. Just for the record, the fencing was done in consultation with our office to, I think, avoid some graffiti issues that we've had over there in the past and I think that makes sense. I'm sure Mr. Papazian wants to address 28, I suspect.

**ANTONIO PAPAZIAN**

Thank you, Commissioner. It's actually Item 27. In writing our conditions, if you look at the southeast corner of their property, Mack, can you put up that image please?

**MACK MCKNIGHT**

Which one?

**MICHAEL NAFT**

The top one. If you could slide the top one down.

**MACK MCKNIGHT**

Oh, okay. Yes, sir. Sorry about that.

**ANTONIO PAPAIZAN**

If you look at the southeast corner of the property, it appears that the off-sites were not completed and is not in line with their property line. So, we wrote two conditions to make sure that they completed those off-sites and a one-year administrative review to make sure the off-sites were complete. However, in taking a second look at this, it appears the image is shifted. If you look at the Windy side, the property line, that magenta line should be in line with the back of sidewalk on the Windy side. Mack, can you point at the Windy? Windy.

**MACK MCKNIGHT**

Oh, Windy.

**ANTONIO PAPAIZAN**

So, the purple line should be in line with the back of sidewalk. So, if you were to slide that magenta line over to the back of sidewalk, it should shift the easterly property line where the off-sites are completed. So, we may not need the two conditions we wrote. I think they probably comply, but they're going to do a survey and show us that the property line is in line with the improvements. And if it is, I'd like to deem my two conditions satisfied.

**MOTION**

**MICHAEL NAFT**

Thank you very much. So, in other words, my motion is to approve the two items subject to the comments by Mr. Papazian. And if after your client conducts a survey, it's determined that it's just a property line issue and it's not necessary, then that'll be noted for the record. Okay. Move for approval of 27 and 28.

**TICK SEGERBLOM**

There's a motion. Cast your vote.

**MACK MCKNIGHT**

Thank you very much. Also, I just want to go on record. The staff are great ambassadors for Clark County. Antonio and Public Works really are great. So is Sami. Anyway, I'll talk to you all later. Thank you.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That intense answer will get him some coffee. Thank you.

28. AR-25-400012 (WS-21-0525)-LMG LAS VEGAS, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW for landscaping in conjunction with an existing distribution facility and outside storage yard on 4.54 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise. MN/tpd/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 27).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Remove the time limit.

Southern Nevada Health District (SNHD) - Engineering

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

29. UC-24-0460-GONZALEZ, DIMAS:

HOLDOVER USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Approved use permits are only authorized subsequent to the issuance of a Certificate of Occupancy for a principal residence;
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that walls, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 140-18-810-002; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to the CCWRD as shown on the CCWRD's website.

WAIVERS OF DEVELOPMENT STANDARDS #1 THROUGH #3 WERE DENIED.

**SAMI REAL**

Next is Item 29, UC-24-0460, holdover use permits for the following: horse stable (residential); livestock (small); livestock (medium); and livestock (large). Waivers of development standards for the following: allow accessory structures prior to the principal structure; reduce building separation; allow a non-decorative fence in the front yard; eliminate street landscaping; full off-site improvements and allow three driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres and an RS20 (residential single-family 20) zone within the Airport Environs (AE-65) overlay. Generally located on south side of Cartier Avenue and the west side of Walnut Road within Enterprise.

**RUTH RIOS**

Good morning. My name is Ruth Rios, and I live in 4325 East Azure Avenue, Las Vegas, Nevada in 89115.

**DIMAS GONZALEZ**

Good morning, my name is Dimas Gonzalez. I am from in the project (inaudible).

**RUTH RIOS**

And this morning, we're asking to hopefully get approved on our project. We've been having this dream for a long, long time and my brother-in-law purchased these properties back in 1997, I believe, and we decided to do owner's builds since he and my husband, they both work for construction and my husband is a welder. So, we started with the dream of building our own houses.

He's going to be building on the lot of the 02 and we're going to be building on the lot 01, which is in the corner of Cartier and Walnut. Now, one of the questions that we are being asked is for the street to be considered to stay as it is kind of a rural because we're planning to have horses and livestock hopefully once we live there.

And just to show a little picture of how people live the area around it. Right now, of course the parcels are empty, but that's what the plan is to continue living around. That's outside of Cartier, I believe, where the horses usually roam around, people riding their horses. And we ask that we hopefully continue with the same rural looking, which is the dirt. Like that, no gutter, no curve, just to keep it as it is.

So, no addition on any of that. The surrounding area is still the same as the same as it looking like that. So, we would love to keep it that way and I'm sure that everybody around us would love to keep it that way because it's a bit more peaceful way of leaving it. Another thing that we're asking is of course-

## TICK SEGERBLOM

You need to turn that picture here.

## RUTH RIOS

Another thing that is asked over here is about the fence. Well, since there's no buildings there, we were trying to build a wall, but they told us that we cannot build a brick wall or a block wall until we have an actual house there. So therefore, we cannot do that.

So temporarily, we are making a way to build something that is preventing people to go in the area. And sometimes people tend to move in temporarily and then you have a hard time to get them out. So that's a way of us to keep it private and that way, we keep more control of keeping people out. But this is of course temporarily and that's one of the things that we have. It's called a fence - I'm sorry, it's called accessory fence, but it's just temporary, just so we have our site secure for now.

Eventually, we're going to be building our houses, but right now to enter through the property, we use that gate just to go in and out. We are planning to build one of the houses - You hear me on this one, right? We are planning to build one of the houses in the corner and over here and one of the houses right, facing Walnut. So therefore, we were planning to just keep this existing gate once we build our houses just so we can both access to the back property of our both lands.

That's why we're asking for three driveways. That's it. This house is going to be the access from Cartier and it's going to have his own driveway. And this house is going to have his driveway through Walnut. So that's another driveway. But then we were asking to keep this one just to access in both backyards. That's it.

Right now, the lots are empty. However, we have shipping containers because one of the houses that we're going to be building, the structure is going to be used shipping containers. So right now, one of the waivers is we are asking if you guys will continue helping us to - Hopefully, they pass our permit.

We actually created two ways of getting our permit. We went and tried to expedite the grading plan so they can approve that first, so we can start moving dirt and hopefully start building that. But sincerely, it's been quite a challenge. It's an owner's build. We have come with a lot of surprises where we keep on chasing the civil engineers, the geotechnical engineer, myself, trying to upload everything that we can and we've been making progress.

But up to yesterday, it was only three lines that needs to be pretty much closed so they can hopefully revise and approve us. And I believe it's a geotechnical stamp. I already been in contact with the geotechnical engineer. We're just waiting for him to drop that paper and then hopefully we can be done and approved at least for the grading.

For the rest of it, we've been moving and making progress, but as of yet, they have not granted us the whole permit for that. So, this is what the shipping containers are looking like, the ones that we're going to be using for the structure of the house. And then I want to show you that pretty much the lot is actually clean, well, clear. It's only the shipping containers there.

My brother-in-law drives by every single day to make sure that there's no hazard or no problems around the area, that nobody is jumping in or doing any vandalizing. So, everything so far is looking okay, is looking safe. And I want to expose or show how we're going to be utilizing the shipping containers. Actually, this will be a better way.

**TICK SEGERBLOM**

I see what you mean, this is a problem.

**DIMAS GONZALEZ**

Okay, let me get it.

**RUTH RIOS**

That's okay. So, we're going to be using the shipping containers over here. We're going to be using five shipping containers. This is the bottom of the house. This is the first floor of the house, one of the shipping containers is going to be facing - This is Cartier. It's going to be facing over here. It's going to be one here, one here.

And then for the second floor, it's going to be one, two, three collateral, like one next to another one, making the second floor. We're planning to use those shipping containers for that. And to be honest, we've been saving, we're hoping that we have saved enough so we don't even have to ask for a loan to do that.

So, what we've been doing, we've been trying to source all materials since they know what eventually we'll be needing. So, we've been putting inside the shipping containers the same materials that we're going to be using. We already went to the Building Department prior to doing this for submittal. We discussed with them over there. They're saying that it will be apparently the first - I believe it's one of the first projects for them, but they said that it's looking okay.

Of course, there's going to be a lot of comments back and forth, making sure that everything is structural safe. But so far, all the comments are being answered. We're planning to - Once the house is complete, you're actually not going to see the shipping containers. They're going to be covered. And this is how the house should be looking like after we finish the house.

We do understand that right now, those structures are sitting there, but we ask that if you guys please help us out. We believe that maybe - I'm hoping that maybe one or two weeks for the geotechnical to finally answer and give me that stamp. And then once we do stamp it, hopefully there's no more comments and then we can be at least approved for the grading so we can start moving the dirt and then moving things around so we can continue with this project.

And I believe that's all I can say for this.

**TICK SEGERBLOM**

All right. If that completes your presentation, this is a public hearing, anyone here wishing to speak on this item? If you would, just take your seat right there and then let's hear these comments.

**AL ROJAS**

Yeah, I see some of this stuff. You guys can't see this?

**TICK SEGERBLOM**

Yes, but we need you to speak in the microphone. You can either take the handheld mic, Al, or.

**AL ROJAS**

My name is Al Rojas, I live in Sunrise Manor. These people came and spoke to in our group, and I support that. But I want to take this opportunity while there's a lot of audience to see what we're doing in our

community to control homelessness. And we want to make sure that hopefully this lady can take these things into consideration when she builds her area because it is homeless.

**TICK SEGERBLOM**

Al, if you're not going to speak on this item, you have to save public comment until the end.

**AL ROJAS**

All right, no problem. Okay, I do support that. I just hope that she does something to - Have no trespassing signs and not increase homelessness in the area because we're having a lot of problems and we find that the no trespassing signs and putting gravel around the area so homeless don't sleep around. I just wanted to show what is happening in our area.

**TICK SEGERBLOM**

Okay, I appreciate that. All right, anyone else here wishing to speak on this item?

**HENRY COKER**

My name is Henry Coker, C-O-K-E-R. I live at 2554 North Gateway Road. I have lived in the neighborhood for close to 40 years, so I have watched this property for 40 years. And if you take a look, on here, you'll see there's divisions. They have gates, they have over the years rented it out and let people store stuff there.

Right now, they're still selling feed and hay out of that area. They want the gates to go and make it accessible so they can go and make it where they can keep selling and make it a business. Over the years, they've said they're going to build a residence. They pull permits but nothing happens. But yet, still, people come and go.

They rent out for horses, they rent out - They want all this livestock, but they want to rent corrals, they want to rent space. They don't want to build a house. And a house out of containers? I don't think that's right. You're talking is this is a single family - It's a zone for single families. So, when they want to run a business out of there, then that's incorrect and that's what they've been doing for years.

They've cleaned it up a little bit, but you can see where they've leased out areas and had garbage piled there, construction rubble. They go and rent horse space, they go and rent - They want all this animal livestock variances, but they aren't building anything. They haven't for years. They did show some progress here, but a container house? That land is 60% expansive. To put a container house on it isn't really conducive.

There were several people that wanted to be here, but family emergencies and work have kept them from coming. They asked me to come. I live in the neighborhood, and you can see where they've gone and done things. It's made for a family, not - It's a neighborhood, not a business. And that's what they've been running out of there is a business.

Please, do not approve the variances that they've asked for.

**TICK SEGERBLOM**

Thank you. Anyone else here wishing to speak? Seeing no one, we'll close the public hearing and turn it over to Commissioner McCurdy.

## MOTION

### **WILLIAM MCCURDY II**

Thank you, Mr. Chairman. And I'd like to thank everyone who came out today and thank the applicants. We've been working together for the past - Well over a year, couple of years now, and we've definitely been on quite the journey. While the property has been cleaned up quite a bit, there are still issues that remain. There are still many of your neighbors who reach out complaining.

So, with this being said, I'm going to move to deny the waivers for number one, two, and three. That's denying the allowance of accessory structures prior to principal structure, the reducing the building separation, and deny allowing non-decorative fence in the front yard.

I will approve the elimination of street landscaping, the full off-site improvements being that it is a rural preservation neighborhood, and the allowance of the three driveways. And also move to approve the holdover permits for the stable as well as the small, medium, and large livestock with the condition that they have received a letter of occupancy prior to them being on site.

So, you can't have anything on site until you have the building constructed and you have a letter of occupancy and someone's living there. Antonio, is there anything else that we need to add there?

### **ANTONIO PAPAIZIAN**

For my stuff, Commissioner, I think you nailed it.

### **WILLIAM MCCURDY II**

Got it.

### **MARILYN K. KIRKPATRICK**

May I ask a question? A clarifying question? So, you're approving they can move forward with whatever structure as long as they build a structure, right? Or is it - I don't want to set a precedence with Conex boxes being a primary thing.

### **WILLIAM MCCURDY II**

No, we're going to deny. We're denying the construction.

### **MARILYN K. KIRKPATRICK**

Oh, you're denying that piece too. Okay, I didn't know which one of those waivers it was. Okay.

### **WILLIAM MCCURDY II**

So, no structures on the property.

### **MARILYN K. KIRKPATRICK**

Okay.

### **TICK SEGERBLOM**

All right.

### **SAMI REAL**

Can I recommend a change to the conditions of approval? So we have recommendations that they have one year to complete the building permit process, but since what requires the building permit in terms of the fence and then to allow the shipping containers, I would just recommend that the first current

planning bullet be removed and then replaced with two years to commence because then that would give them more time to go through the building permit process for their residences.

**WILLIAM MCCURDY II**

That works.

**SAMI REAL**

Okay.

**WILLIAM MCCURDY II**

So, I'll make my motion to include that.

**TICK SEGERBLOM**

All right. There's a motion to approve subject to the conditions. Cast your vote.

**WILLIAM MCCURDY II**

And you can work with my staff if you need further clarification.

**RUTH RIOS**

Yes, I will. I will need that. Thank you.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes.

**30. UC-24-0716-REV RENEWABLES DEVELOPMENT HOLDINGS, LLC:**

HOLDOVER USE PERMIT for public utility structures (BESS facility, electric substation, and overhead transmission lines) and associated equipment.

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

DESIGN REVIEW for public utility structures and associated structures and equipment on 8.91 acres in an IP (Industrial Park) Zone. Generally located on the south side of Spring Canyon Road, 825 feet west of the US 95 right-of-way within South County. JG/hw/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance 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

- Coordinate with Public Works - Development Review on limits of pavement rehabilitation;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- Applicant to obtain approval of a fire protection plan and emergency response plan from the Clark County Fire Department prior to obtaining a building permit.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.

**SAMI REAL**

Next is Item 30, UC-24-0716, holdover use permit for public utility structures (BESS facility, electric substation and overhead transmission lines) and associated equipment. Waivers of development standards for the following: increased structure height, eliminate street landscaping; reduce security fence height; reduce gate setback; and waive full off-site improvements. And then design review for public utility structures and associated structures and equipment on 8.91 acres in an IP industrial park zone. Generally located on the south side of Spring Canyon Road, 825 feet west of US Highway 95 right-of-way within South County.

**TICK SEGERBLOM**

Good morning.

**MARISSA FURMAN**

Good morning. Marissa Furman, 1980 Festival Plaza Drive here on behalf of the applicant. We are here for a proposed battery energy storage site, also referred to as a BESS facility. First off, I'd like to thank county fire staff and the Commissioners for working with us on some safety and fire concerns and letting us talk through the project and get with fire on a condition.

We are here on just under nine acres. We are south of Spring Canyon Road. Here, we have US 95 and to the east, we have Kido Street. This site is currently zoned IP. As you can see here, it's a bit of a county island. We have City of Henderson property to the north, undeveloped. We have Boulder City to the east and to the south, as well as additional county property even further south.

We are proposing on this nine-acre parcel, this BESS facility and electric substation as well as a stormwater retention basin. In the northwest corner here, you can see this is going to be our substation. Access will be off of Spring Canyon Road through a gate. It will remain closed at all times.

This property is designed to be unmanned with remote monitoring 24/7. However, there's parking and space for an employee to be on-site 40 hours a week, if needed, for routine maintenance and things like

that. We have several rows here of the battery energy storage pods. There's also going to be inverter pods at the bookends of each row. The site will be separated from the property line by this 24-foot-wide drive aisle, as you can see here, for the employees to get around the site.

We have a few waivers here for increased height of the substation. We have 96 feet where 50 feet is the maximum. However, this is similar with other public utility structures in the area, and it will not negatively impact the site or surrounding property owners. We have additional waivers for eliminating the - not putting in the off-sites on the street frontages, as well as landscaping. Again, this is in line with the rural area and the existing properties there today.

We have, lastly, another waiver for reduced gate and fence height. We have seven feet plus one foot of barbed wire where the code requires eight feet. However, this site is going to be, like I said, unmanned for the most part. There's very little pedestrian traffic in the area as well as vehicular traffic and it will not cause any safety hazards for those around.

The main issue here with the staff report is a concern over fire and safety. Like I said, we worked with fire, we looked at the sites. We wanted to address any concerns they had out front. We have worked out a condition that we will work with them prior to building permits being pulled.

Things that were discussed were monitoring systems, any training with emergency responders, things like notifier systems in place, the cellular capabilities for that notifier system, the fire and gas detection systems in each of the pods, things like that. Overall, fire felt comfortable with our proposal, and they will work with the applicant when it gets closer to the building permits and have site-specific requirements of what they want, including things like we have a water tank where our substation is.

So, the applicant is amenable to making whatever changes that fire feels necessary when they get closer to that stage. So, we would appreciate your approval on this application. And with that, I'm happy to answer any questions.

#### **TICK SEGERBLOM**

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

#### **JIM GIBSON**

Good morning. I think this location is probably the best of the locations that have been proposed for these kinds of facilities that we've seen. And under the circumstances, given that it is remote, in the middle of nowhere, Boulder City might not like me to say that, but it is in the middle of nowhere, I think this is the place where we would want to see these facilities if we're going to have them. Pardon me.

Now, what the applicant must submit prior to the building permit application is the emergency response plan. Is there anything else other than an emergency response plan that needs to be provided so that fire can review it and determine that it's adequate?

#### **MARISSA FURMAN**

Based on our conversations with fire, it's going to be the overall fire protection plan as well as that emergency response plan.

#### **JIM GIBSON**

Okay, so a fire protection plan and an emergency response plan?

**MARISSA FURMAN**

Correct.

**JIM GIBSON**

Okay. Well, I think this is the best place. We don't have yet the detail in either the fire plan or the emergency plan, but that all has to be provided in order for a building permit to be secured. So, my motion would be to approve Item 30.

**MARISSA FURMAN**

If I may, we have a condition. Would you like me to read that?

**JIM GIBSON**

Yeah, why don't you read that for us?

**MARISSA FURMAN**

Okay. The applicant to obtain approval of fire protection plan and emergency response plan from the Clark County Fire Department prior to obtaining a building permit.

**MOTION**

**JIM GIBSON**

So, my motion is to approve and include the condition that has just been read into the record, respecting the emergency response plan, the fire protection plan.

**TICK SEGERBLOM**

There's a motion, cast your vote. And while we're voting, will this be able to capture some of the solar energy and store it so it can be used at nighttime?

**JIM GIBSON**

Well, this will enable the storage of the energy that is in the area that has nowhere to go. And so yes, this is a unique kind of concept because the private sector is stepping up saying, "Hey, we've got a solution" because solar is effective when the sun's up and yet may be producing more than it can be gathered and put into the system. So, one of the unique aspects of what is proposed here is that if there were an incident, for instance, it would be contained because they've separated the elements of the facility so that you can deal with one element at a time as opposed to now you've got the whole thing engaged and involved.

So, I think it's a good idea. The difficulty that they're going to have, I think, as we work on these things is when you bring it into this valley and you try to do one of these, it's a little bit different question. But maybe with the fire response plan, the emergency response plan, all of that will make it easier for us to deal with. In any case, that's all the commentary I have on my motion.

**TICK SEGERBLOM**

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

## VOTE

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

### **TICK SEGERBLOM**

Motion passes. Unanimous. Thank you.

### **JIM GIBSON**

Thank you.

#### 31. UC-25-0033-TOMPKINS PLAZA, LLC:

USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) increase maximum parking; 4) modify residential adjacency standards; 5) allow attached sidewalks; and 6) reduce throat depth.

DESIGN REVIEW for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone. Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action)

**ACTION: DELETED FROM AGENDA (HELD TO APRIL 16, 2025, PER APPLICANT).**

#### 32. UC-25-0074-FUND AF HOLDING TRUST & RICHARD CAROL ANN TRS:

USE PERMIT to allow contract construction services.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) waive full off-site improvements; and 4) allow alternative driveway geometrics.

DESIGN REVIEW for a proposed office/warehouse building in conjunction with a proposed contract construction service facility on 1.41 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the west side of Betty Lane, 465 feet south of Cheyenne Avenue within Sunrise Manor. MK/sd/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

### **CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Waiver of development standard #1 approved for alternative landscaping, to be approved by staff, until such time off-site improvements are installed then street landscaping in compliance with Title 30 is required;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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

- 5 year review of waiver of development standards #3 related to full off-site improvements including driveway;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including, but not limited to, paving, curb and gutter, and streetlights.

#### Southern Nevada Health District (SNHD) - Engineering

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

#### 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0061- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **SAMI REAL**

Oh, thank you. Next is Item 32, UC-25-0074. Use permit to allow contract construction services, waivers of development standards for the following: eliminate street landscaping; eliminate parking lot landscaping; waive full off-site improvements; and allow alternative driveway geometrics. Design review for a proposed office/warehouse building in conjunction with a proposed contract construction service facility on 1.41 acres and an IL (industrial light) zone within the Airport Environs AE-80 and APZ-1 overlay. Generally located on the west side of Betty Lane, 465 feet south of Cheyenne Avenue within Sunrise Manor.

#### **CAROL RICHARD**

Good morning. My name is Carol Richard. I am just asking for approval to construct the building on the property, allowing us to have the use permit so that we can continue. This is the entrance to our property. We have already added cameras and lights to the area. We have had some problems with people coming into the property. We've been using it when we purchased it for our construction equipment to be stored.

We don't have too many employees that go in there, maybe a couple times a week to pick up equipment and take it to job sites within Clark County. We need a new fence primarily, and in conjunction with that, we were going to build a building. I don't know if you need to see - it's just a metal building that's pretty consistent with the area.

The fence is the main problem, and we propose to do a fence like this. On our plans, they've already provided some of this information. As you can see, the building would be all the way at the back. Here is

the current entrance to the property here, and this is basically just storing scaffold for our stucco company and all that type of stuff. We want to build the building in the back to store some of this equipment and materials out of site, but we are willing to - We want to put up a 10-foot fence, which is what the standard required, and we would mesh that entire thing so you couldn't see past it and not store above the 10-foot area.

A lot of the problems we're faced with is some of the things that we deal with our next-door neighbors, where they're storing a lot of this type of stuff, and they've destroyed our fence, so we just want to put up a new fence that hopefully they can't manage to get inside of. Right now, people can just walk right over the fence; it just falls down, so that's the biggest problem. And then the building would allow us additional storage.

**TICK SEGERBLOM**

That completes your presentation?

**CAROL RICHARD**

Yes.

**TICK SEGERBLOM**

Okay. We'll go ahead. This is a public hearing. Anyone here wishing to speak on this item? And Al, we don't need to hear about your nonprofit, so just focus on the issue.

**AL ROJAS**

All right. You know this is in my area, and you know the homeless problems that we have. My only recommendation is that they're doing really good with the security. We support a lot of the stuff they came by. I support it. We just need more "No Trespassing" signs. We just had somebody trespass, and I live in an HOA (Homeowners Association), and they were on our common property. They wouldn't let us trespass unless I was on the Board. However, they did give them a ticket because there was a "No Trespassing" sign, and they were sleeping there. I want to bring that to the Commissioner's and to the community's awareness that these signs do work. And when a policeman comes and they give you a ticket, they're going to ask you a lot of questions, and these homeless don't want to deal with that. We got to get tough with that, so I support that. She needs a new fence; that's fantastic. Let's get her that, and I recommend that she put up some "No Trespassing" signs. It's going to make it easier for her to control these vandalism problems that she's having. Thank you very much.

**TICK SEGERBLOM**

Thank you. Anyone else here wishing to speak on that item? Seeing no one, we'll close the public hearing. Turn over to Commissioner Kirkpatrick.

**MARILYN K. KIRKPATRICK**

Thank you, Mr. Chairman. And so, we've been working on this area for about eight years, trying to clean it up, and we are in the process, and this Board is very well aware of an SID coming up because it's a lot. And we spend thousands of dollars a month just trying to keep the roadways clear.

So, there's a couple things. We hope that you'd reach out to our office in the future because we're going off of whatever the Town Board said. But there's a few of the waivers that we won't support, and for a reason, and so I want to explain it to you. So we approve you moving forward because anytime that we can clean it up, and if you've noticed, we've spent \$21 million on the Carey Road alignment, and we spent millions of dollars on design and getting all the roads right, because some were 60 foot, some were 70 foot, some were 30 foot, and so we've put a lot of work into this. So, we would not want you to eliminate

the street landscaping, but we want you to put in some alternative landscaping until such time the SID is complete.

So, with the SID, what's going to come is curb, gutter, and street lights because with the street lights, then we can actually get after the crime that happens over there. So, we would not support eliminating it, but we would give you a condition that is amenable. So, we want you to put something because what we don't want to happen, and if you call our office, we could give you some thoughts and some ideas. But we don't want people to be able to dump their cars in front of your fence, because that's part of the problem over there is people just dump them on the side of the road. And just for your edification, which is why we'd like you to reach out to our office in the future, we had a bill yesterday that was heard to address all of these abandoned vehicles, and we want the community to tell the legislature why it's important.

Two, we were okay with eliminating the parking, the landscaping with inside. But understand, though, you're going to have to work with Air Quality because whether or not you park or store something, all of those lots they have to have some alternative, something on the ground so it's not just dirt. So, you could say, and I hear it often, "Well, the guy next door doesn't do it," but everybody has been having to come into compliance. We actually worked for two years to come up with an alternative, asphalt as opposed to the concrete that was required. So that as long as it's a certain amount of inches, you could put down that. But you are going to want to have to work with Air Quality to -If it were me, I'd tell you to phase it in because it'd be expensive to do it all at once. You can't just go put type two in there, so we're trying to clean up a lot of wrongs.

And then waiver number three, I will not waive the offsites, but I will say that we'll do a five-year review pending the SID, but you need to be part of the SID. And then, is the current driveway fine, Antonio, or not?

**ANTONIO PAPAZIAN**

Commissioner it is-

**MARILYN K. KIRKPATRICK**

Because on the other one is not.

**ANTONIO PAPAZIAN**

Well, it's okay for the time being. It wouldn't necessarily be okay, but because of the SID, we will be constructing the driveways with an SID.

**MARILYN K. KIRKPATRICK**

So, do you want me to allow it and to be reviewed upon the completion of the SID or what's the hammer?

**ANTONIO PAPAZIAN**

Maybe the five-year review, but we didn't object to waiver number three and number four, only because of the SID. We do have a condition that the applicant shall agree to participate in the SID and the SID should be putting in the curb, gutter, streetlights in conjunction with the driveway.

**MARILYN K. KIRKPATRICK**

So, do you understand why we're making modifications to your waivers?

**CAROL RICHARD**

I do. I have no problem putting landscaping in. The problem was with the SID coming in, if we put landscaping out front, they're going to have to tear it up in order to do the street. As far as the gates, we'll put it wherever you guys want to set. I don't have a problem with any of it. I don't have no problem with the trees. The problem was is we had a lot of homeless people there. You guys did an incredible job cleaning it up, and we have done everything we can. We've gone out there, we try to get them to leave, that type of thing, but people park stuff there all the time. We have rocks out there now. I'm hoping that that will all just go away. We have a large "No Trespassing" sign now. We do have cameras, we've provided those to Metro, that type of stuff.

**MARILYN K. KIRKPATRICK**

One, let me just say this. We appreciate you investing in that area because it's a plethora of years of a mess, right?

**CAROL RICHARD**

It is. I understand.

**MARILYN K. KIRKPATRICK**

But two, we're spending millions of dollars trying to upgrade it because of the homeless, right?

**CAROL RICHARD**

Right, absolutely.

**MARILYN K. KIRKPATRICK**

We have close to 200 homeless people there any given day, so we understand, and we understand the crime, but we are trying to get everybody in line. And with the SID, the County pays 50% of it, but then the owners got to pay the rest. So, we just like to clarify it because the whole reason we're in this mess is because some people were grandfathered in, some people weren't, and then when it moved and changed, half the people over there didn't have the proper zoning. Sami, she's been here since day one. This is all we've talked about, is this project, and it's literally four blocks.

So, if you reach out to us, the staff is well aware of this area, so they know what we like as alternative landscaping in the meantime, but we just don't want to eliminate it. If we eliminate it and you sell it tomorrow, the next person's going to come in and say, "Yeah, but no one told us," right, and we'll be in the same treadmill that we've been in for years. So, if we're so close, and the person right behind you, they know the same thing, we've told them, "Nope."

For the short term, we need you to put some type of alternative landscaping there, which we think we could agree with what you currently have. And then two, we'll do the review just in case something terrible happens and we don't move forward with the SID. But look, I got three years and a half, and it's my dying wish on this Board to get this area cleaned up because the residents deserve it. So, I would encourage you to reach out to our office and stay connected with this so we can keep you in the loop.

**CAROL RICHARD**

I had met with you over a year ago about this.

**MARILYN K. KIRKPATRICK**

I know. We're still going the same place.

**CAROL RICHARD**

Right? No problem. Like I said, I have no problem signing whatever as far as that's concerned. We have no intentions of selling the property.

**MOTION**

**MARILYN K. KIRKPATRICK**

All right. Okay. So, my motion would be-

**JIM GIBSON**

I think she needs to understand what "dying wish" means.

**MARILYN K. KIRKPATRICK**

Oh, you all will probably will help me quicker.

**JIM GIBSON**

What it really means is that any of us that don't support what she's doing will die.

**MARILYN K. KIRKPATRICK**

Not exactly. All right. Okay, so my motion would be for approval to allow waiver number two, to allow waiver number three to say that we will ask for a five-year review on the off-sites, pending the SID agreement. And that would include waiver number four, because once we do both. And then waiver number one to say that, an alternative landscaping per staff, work with staff. Okay?

**CAROL RICHARD**

Okay.

**MARILYN K. KIRKPATRICK**

So that's our motion.

**TICK SEGERBLOM**

All right, there's a motion to grant her dying wish. Cast your vote.

**MARILYN K. KIRKPATRICK**

Thank you.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you.

**CAROL RICHARD**

Thank you very much for your consideration.

33. UC-25-0075-NEVADA ROYAL HOLDING, LLC:

USE PERMIT for vehicle maintenance and repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) allow attached sidewalk; and 3) reduce throat depth.

DESIGN REVIEW for a vehicle maintenance and repair facility on a portion of 1.76 acres in a CG (Commercial General) Zone and a CP (Commercial Professional) Zone. Generally located on the east side of Sorrel Street, 150 feet north of Laredo Street within Spring Valley. JJ/jud/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0062- 2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**SAMI REAL**

Next is Item 33, UC-25-0075. Use permit for a vehicle maintenance and repair. Waivers and development standards for the following: modified residential adjacency standards; allow attached sidewalk; and reduced throat depth. Design review for a vehicle maintenance and repair facility on a portion of 1.76 acres in a CG (commercial general) zone and a CP (commercial professional) zone. Generally located on the east side of Sorrell Street, 150 feet north of Laredo Street within Spring Valley.

**TICK SEGERBLOM**

Good morning.

**LUCY STEWART**

Good morning. Lucy Stewart, 1930 Village Center Circle, representing the applicant. And this is a centerpiece with a tire store to the north of us and a law office to the south of us. And this site at one time was approved, I think, for a used car lot. They started construction. There was a foundation at the end, and it never got completed. So now they've turned around and sold it to this gentleman, who actually has an automotive repair. This building will be about 6,700 square feet. There's a waiting room, office in the front, and then three bays in the area. We have a small corner where there's residential to the southeast of us, so we've notched-up the building. We've increased the wall height and because it's such a small area, we're just adding one tree, but that actually results in an intense landscape buffer.

We are asking to keep the attached sidewalk along Sorrell. There's an attached sidewalk on both sides of the street. We have a driveway on our parcel, which provides access to the property to the south. So, if we were to tear out the detached sidewalk and put in an attached sidewalk - Because we can't just tear it out and then do angle, so we have to transition out to would be detached and transition back because there's already an existing. So, we think our parcel is only 150 feet long, and we take out a big part of it because of the driveway. We respectfully request to keep the attached sidewalk there, and I'm happy to answer any questions.

**WILLIAM MCCURDY II**

All right. Does that conclude your presentation?

**LUCY STEWART**

Yes.

**WILLIAM MCCURDY II**

All right. This is a public hearing. Is there anyone like to come forward at this time? Hearing say no. We'll close the public hearing and turn it over to Commissioner Jones.

**MOTION**

**JUSTIN JONES**

Thank you, Mr. Vice Chair. Thank you for the presentation. You and everybody knows our positions with regards to detached sidewalks. However, in this circumstance, because it is a tiny parcel that already has an existing attached sidewalk, I don't think that there's real justification for trying to rip it out for what would be a nominal value. So, I'm going to go ahead and recommend granting that waiver, so I'll go ahead and move for approval of Agenda Item number 33.

**TICK SEGERBLOM**

There's a motion; cast your vote.

**LUCY STEWART**

Thank you very much.

**VOTE**

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

**TICK SEGERBLOM**

That motion passes. Thank you.

*(Companion Items 34, 35, and 36)*

34. VS-25-0062-KGS INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Bronco Street, and between Oquendo Road and Ponderosa Way (alignment) within Spring Valley (description on file). MN/jud/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 35 AND 36).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Oquendo Road, 30 feet for Bronco Street, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**SAMI REAL**

Next are companion Items 34 through 36.

- Item 34, VS-25-0062. Vacant abandoned easements of interest to Clark County located between El Camino Road and Bronco Street and between Oquendo Road and Ponderosa Way (alignment) within Spring Valley.
- Item 35, WS-25-0061. Waiver of development standards for off-site improvements in conjunction with a proposed single-family residential development on 4.51 acres in an RS20 (residential single-family 20) zone, within the Airport Environ (AE-60) overlay. Generally located on the southwest corner of Oquendo Road and Bronco Street within Spring Valley.
- And then Item 36, TM-25-500014. Tentative map consisting of 8 single-family residential lots on 4.51 acres and an RS20 (residential single-family 20) zone within the Airport Environ's (AE-60) overlay. Generally located on the southwest corner of Oquendo Road and Bronco Street within Spring Valley.

**TICK SEGERBLOM**

Good morning.

**SUSAN FLORIAN**

Good morning, County Commissioners. My name is Susan Florian from Taney Engineering, 6030 South Jones Boulevard, here on behalf of the applicant. What we have here is the 4.5 gross acre with an 8-lot

single-family residential subdivision, 1.77 dwelling units per acre. Generally located north of Oquendo and west of Bronco Street. The site is currently zoned RS20. We are not making any modifications to the zoning as well as the land use. The land uses are in Ranch Estates Neighborhood. Sorry, (inaudible).

Right now, we don't have any model homes for this subdivision, so we don't know where the driveways are going to go or the homes. We do have the site visibility zones shown all over the subdivision. We are proposing to put the required landscaping after, when we were pulling the building permits. And then one of the waivers that we're asking for is for off-site improvements. We're trying to match what's existing around the subdivision. That's basically it for my presentation. I'm here to answer any questions that you may have.

**TICK SEGERBLOM**

It's a public hearing. Anyone here wish to speak on this item? Seeing no one, we'll close the public hearing. Turn over to Commissioner Kirkpatrick. I'm sorry, Commissioner Naft.

**MOTION**

**MICHAEL NAFT**

I'll be a little quicker. I would just ask that you, while I'm comfortable with the off-sites, you do have to put in a detached asphalt path. I say asphalt just to be clear that the condition is going to be an asphalt, five-foot detached path. Mr. Papazian, you're comfortable with that?

**ANTONIO PAPAIZIAN**

Yes, sir. Thank you, Commissioner.

**MICHAEL NAFT**

Okay, then move for approval of Items 34, 35, 36 with the additional condition, and as was stated on the record, that the trees will come into compliance at time of building permits issuance.

**TICK SEGERBLOM**

Item 37. Do you go all the way to 37, 38, or are those separate?

**SAMI REAL**

These were Items 34 through 36.

**TICK SEGERBLOM**

Okay. All right. There's a motion. Cast your vote.

**MICHAEL NAFT**

37 and 38 are going to look shockingly similar, though.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

Okay, that motion passes.

**SUSAN FLORIAN**

Thank you.

35. WS-25-0061-KGS INVESTMENTS, LLC:

WAIVER OF DEVELOPMENT STANDARDS for off-site improvements in conjunction with a proposed single-family residential development on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Oquendo Road and Bronco Street within Spring Valley. MN/jud/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 34 AND 36).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Oquendo Road, 30 feet for Bronco Street, and associated spandrel;
- Applicant to construct a 5 foot wide detached asphalt walking path along Bronco Road, Oquendo Road, and El Camino Road.

Department of Aviation

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

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the 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 #0510- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### 36. TM-25-500014-KGS INVESTMENTS, LLC:

TENTATIVE MAP consisting of 8 single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Oquendo Road and Bronco Street within Spring Valley. MN/jud/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 34 AND 35).**

#### 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);

- Right-of-way dedication to include 30 feet for Oquendo Road, 30 feet for Bronco Street, and associated spandrel;
- Applicant to construct a 5 foot wide detached asphalt walking path along Bronco Road, Oquendo Road, and El Camino Road.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- 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 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 #0492- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

*(Companion Items 37 and 38)*

37. VS-25-0064-KGS INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Mann Street and El Camino Road, and between Oquendo Road and Ponderosa Way within Spring Valley (description on file). MN/tpd/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 38).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Ponderosa Way, 30 feet for El Camino Road, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**SAMI REAL**

Next are companion Items 37 and 38.

- Item 37, VS-25-0064. Vacant and abandoned easements of interest to Clark County located between Mann Street and El Camino Road and between Oquendo Road and Ponderosa Way within Spring Valley.
- Item 38, WS-25-0063. Waivers of development standards for the following: eliminate street landscaping; reduce street landscaping; and waive full off-site improvements in conjunction with the proposed single-family residential development on 2.48 acres in an RS20 (residential single-family 20) zone within the Airport Environs (AE-60) overlay. Generally located on the west side of El Camino Road and the north side of Ponderosa Way within Spring Valley.

**TICK SEGERBLOM**

Good morning again.

**SUSAN FLORIAN**

Good morning again, County Commissioners. My name is Susan Florian from Taney Engineering, 6030 South Jones Boulevard, here on behalf of the applicant. What we have here is a 2.4 gross acre four-lot single-family residential subdivision. The zoning for this is RS20, and the land use for this is Ranch Estates Neighborhood. We are not planning to make any modifications to this subdivision. What we do have is two waivers, one for landscaping. We're just asking to relocate the landscaping to the front. We'll still have the landscape requirement 30 feet on center to the south, but we're asking to relocate the landscaping to the front yards instead of behind the site visibility zones. The next waiver is for off-site improvements. We're trying to also, I guess, match into the existing area. With that, I conclude my presentation, and I'm here to answer any questions that you may have.

**TICK SEGERBLOM**

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

**MOTION**

**MICHAEL NAFT**

Thank you, Mr. Chairman. This is the same as the item we just saw; it's kitty-corner to it. So, I would add the same condition that a detached five-foot asphalt path be included, but we'll move for approval of Items 37 and 38 with those conditions.

**TICK SEGERBLOM**

There's a motion; cast your vote.

**VOTE**

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

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you.

**SUSAN FLORIAN**

Thank you, Commissioners.

38. WS-25-0063-KGS INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce street landscaping; and 3) waive full off-site improvements in conjunction with a proposed single-family residential development on 2.48 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of El Camino Road and the north side of Ponderosa Way within Spring Valley. MN/tpd/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 37).**

**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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Ponderosa Way, 30 feet for El Camino Road, and associated spandrel;
- Applicant to construct a 5 foot wide detached asphalt walking path along Ponderosa Way and El Camino Road.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;

- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 #0510-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

*(Companion Items 39 and 40)*

39. VS-25-0094-CHURCH FULL GOSPEL LV KOREAN:

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way, and between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/rg/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 40).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied

if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Warbonnet Way and associated spandrels;
- 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 Buffalo Drive and Wigwam Avenue / Buffalo Drive and Pebble Road improvement project;
- 90 days to record said separate document for the Buffalo Drive and Wigwam Avenue/ Buffalo Drive and Pebble Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### **SAMI REAL**

Next, Companion Items 39 and 40.

- Item 39, VS-25-0094. Vacant and abandoned easements of interest to Clark County located between Buffalo Drive and Warbonnet Way and between Torino Avenue and Pebble Road within Enterprise.
- Item 40 DR-25-0093. Design reviews for the following: place of worship and a school on a portion of 20 acres in an RS20 (residential single-family 20) zone within the Neighborhood Protection (RNP) overlay. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise.

#### **TICK SEGERBLOM**

Good morning.

#### **TONY TORRES**

Good morning, Mr. Chairman and fellow Commissioners. My name is Tony Torres, last name spelled T-O-R-R-E-S. I'm with Visionary Studios, an Architecture Firm at 106 West 4th Street in Santa Ana, California. I'm here to represent the owner, Full Gospel Church for their project at 8851 South Buffalo Drive.

Regarding Item number 39, replying for a vacation of easements as requested by the Public Works Department. These were easements that were recorded with the original Bureau of Land Management title, and they're no longer needed.

Regarding Item number 40, the site plan had to make some revisions. We're only doing Building A, which is the worship building under phase one, and we're doing this to reduce cost. We also reduced the parking lot to accommodate the smaller use of the site, and we had to add a fire access road that's going to have a gate with a knox box there for fire department use only. There's not going to be any use by the church on that access on Torino. The project was also revised due to upgraded municipal code

requirements in terms of landscape, electric vehicle parking, and also the detached sidewalks. This project was originally approved back in October 2018, so these are minor revisions, but we had to go through it just because they were revised, and there are no waivers of development on this. So, this concludes my presentation.

**TICK SEGERBLOM**

Thank you. 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 Jones.

**MOTION**

**JUSTIN JONES**

Thank you, Mr. Chair. Antonio, any comments or concerns?

**ANTONIO PAPAIZIAN**

No, sir.

**JUSTIN JONES**

Okay. For future reference, come talk to me about this, but that would be helpful. I'll go ahead and move for approval of Agenda Items 39 and 40.

**TICK SEGERBLOM**

There's a motion, cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you.

40. DR-25-0093-CHURCH FULL GOSPEL LV KOREAN:

DESIGN REVIEWS for the following: 1) place of worship; and 2) school on a portion of 20.00 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/rg/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 39).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Expunge the design review portion UC-17-0705;
- Design review future phases;
- No buildings west of Miller Lane (alignment);

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Warbonnet Way and associated spandrels;
- 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 Buffalo Drive and Wigwam Avenue / Buffalo Drive and Pebble Road improvement project;
- 90 days to record said separate document for the Buffalo Drive and Wigwam Avenue/ Buffalo Drive and Pebble Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0154- 2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

41. WS-24-0526-GHANOLI HOLDINGS, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.

DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- A business license shall not be issued, or if no business license is required, the use shall not commence 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;
- Right-of-way dedication to include a portion of the cul-de-sac for Crystal Street and spandrel at the intersection of Martin Avenue and Dean Martin Drive.

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.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

**SAMI REAL**

Next is Item 41, WS-24-0526. Holdover waivers of development standards for the following: increased fence height; and allow non-decorative fence. Design review for modifications to a previously approved truck staging area on 0.49 acres in an IL (industrial light) zone within Airport Environs (AE-60) overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise.

**TICK SEGERBLOM**

Good morning.

**LUCY STEWART**

Good morning. Lucy Stewart, 1930 Village Center Circle, representing the item. And this was approved for a truck parking area for about a little over a year ago, and at the time we didn't show a fence around the site, and so I think there's an existing chain link fence with, I'll use air quotes, "screening." It is not a good-looking fence. Initially, when this was submitted, they wanted to just replace the fence and put the screening. Since then, in discussions with the Commissioner's office, they've agreed to do wrought iron, which I think is included as a decorative fence. So, if that's the case, I believe we can withdraw waiver number two. And so, we'd have wrought-iron, landscaping around, and it is a security fence, so I don't know if we even need waiver number one, but we definitely need the design review.

**TICK SEGERBLOM**

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

**MICHAEL NAFT**

Thank you, Mr. Chairman. Ms. Real, could you comment on the necessity of waivers one and two?

**SAMI REAL**

So, I agree. A wrought-iron fence is a decorative fence, so if they are withdrawing waiver number two, then they would have to do a decorative fence, which is acceptable. And then waiver number one, I think

because of the use of the property, they may not qualify for the increased height in the front yard for a security fence, so they would still need the waiver for a waiver of development standards number one.

**MICHAEL NAFT**

Okay, thank you. So, we'll go ahead, and my motion would be inclusive of waiver number one, but with your withdrawal of waiver number two, I would just ask you to express to your client that I would like not to see this item again. So, we need truck parking. This is as good of use for this unique parcel as I could see, so I'm going to move for approval, but they got to get it done this time.

**LUCY STEWART**

I will advise them of that.

**MOTION**

**MICHAEL NAFT**

Thank you. My motion is for approval of Item 41, with waiver number two being withdrawn.

**TICK SEGERBLOM**

There's a motion; cast your vote.

**LUCY STEWART**

Thank you very much.

**VOTE**

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

**TICK SEGERBLOM**

That motion passed.

42. WS-25-0024-UNIVERSAL CONCRETE, INC.:

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

DESIGN REVIEW for storage buildings in conjunction with an existing office and outside storage yard on 1.38 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the east side of Ringe Lane, 1,020 feet south of Cheyenne Avenue within Sunrise Manor.

MK/jm/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Waiver of development standard #1 approved for alternative landscaping to be approved by staff;
- Fencing in compliance with Title 30 is required after off-site improvements are installed;

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance 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; certain uses are not permitted in the airport environs and certain other uses will require a special use permit; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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

- 5 year review of waiver of development standards #2 related to full off-site improvements and driveway;
- Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including, but not limited to paving, curb, gutter, and streetlights;
- Execute a Restrictive Covenant Agreement (deed restrictions).

#### Southern Nevada Health District (SNHD) - Engineering

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

#### **SAMI REAL**

Item 42, WS-25-0024. Waiver of development standards for the following: eliminate street landscaping; waive full off-site improvements; and reduce driveway width. Design review for storage buildings in conjunction with an existing office and outside storage yard on 1.38 acres in an IL (industrial light) zone within the Airport Environs (AE-80 and APZ-1) overlay. Generally located on the east side of Ringe Lane, 1,020 feet south of Cheyenne Avenue within Sunrise Manor.

#### **TICK SEGERBLOM**

Good morning.

#### **DENISE VILLAFANA**

Good morning. My name's Denise Villafana, 3032 Ringe Lane, and I'm representing my parents, who are the owners of Universal Concrete.

So, for starters, I landed up here by accident. My parents bought this property in December of 2015, early 2016, and we've been here since then. We have a small concrete company, and we use this as our office, but it's mostly just to store our trucks and our equipment at the end of the day. We don't really have customers that come into the property. And my brother applied for a GC (General Contract) in September of 2023, and it flagged the waiver, because he used our address. So, I think there was a waiver on here in 1999. And then we just got the email, and my dad told me to figure it out. So, I've just kind of been navigating the process with the waivers.

But yeah, we applied for the waivers just because it was what we were instructed to do. And it's my understanding that as it is right now, the fence that we have is not an approved fence. And I explained to Commissioner that we put it up because we had someone break into the property and they stole one of our trucks with a trailer and some of our equipment at the time, and we had a fence with a mesh on it, but it was graffitied. So, after the break-in, it was an emergency situation that my dad just put the current fencing up and as well as the landscaping. We were arguing that none of our neighbors have it, but I understand, and we agree with making the area better. We personally have never had an issue with there being trucks or anything in front of our property. But we agree to join the SID that I just found out about. We didn't know that was going on, and we're happy that it's happening, because we would love to see this street look better.

I think the other waiver; it was the one for the fence. And then for our driveway entrance, we have a 20-foot gate now. I understand a 32 gate is what's required, and we agree to replace it. It's not anything we did on purpose, just what was there when we moved in. And then for the landscaping, like they mentioned earlier, we wouldn't want to put a lot of money into the property if the SID improvements are going to happen, so we agree with doing an alternative landscaping, as was mentioned to us. But yeah, I think that concludes.

**TICK SEGERBLOM**

With your presentation, we'll close the public hearing. I mean, we'll open up for a public hearing. Anyone here wishing to speak on this item?

I hope you have no trespassing signs on your fence.

**AL ROJAS**

That's correct. Okay. She came and testified in our Advisory Board.

**TICK SEGERBLOM**

Mr. Rojas, you have to identify yourself.

**AL ROJAS**

My name is Al Rojas, R-O-J-A-S. I live in Sunrise Manor. This lady came and testified, and the Advisory Board made some recommendations to reduce the homeless problem with some special landscaping, like putting rocks around the area. And I'm asking the Commissioners to take that into consideration, to look that over. Yes, we definitely want to reduce the - We're a magnet in that area for cars, homeless people, and the community is stepping up. She was very cooperative, and I am asking the Commissioners to look at the recommendations from the Advisory Board. Thank you very much.

**TICK SEGERBLOM**

Thank you. Anyone else wishing to speak? Seeing no one we'll close the public hearing and turn it over to Commissioner Kirkpatrick.

**MOTION**

**MARILYN K. KIRKPATRICK**

Thank you, Mr. Chair.

And you can go back and tell your parents you did great. So great job. So, as I said before, we're so close to this SID. So, Jennifer and I spoke about the fence. So, here's what we're going to do is, we're going to say that you don't have to replace the fence until after the SID is done. And we think that's a reasonable

amount of time. And I, for one, don't really like the mesh at all because it's messy. And I hope maybe we can have some title changes by the time we get done with the SID.

So, we are going to go ahead and make a motion for approval with item number one. Instead of eliminating the landscaping, allow you to provide alternative landscaping as approved by staff to instead of waiving the full off-sites, require you to join the SID and to a five-year review upon the SID.

And then item number three, we said we would deny that because we really do want the 32 feet. And then under the plannings thing, instead of the metal fence must be removed and replaced with screen fencing, we're going to say that you have until after the SID is complete to make the fence right.

Is that clear?

**SAMI REAL**

Can I ask for clarification on waiver number three? So, we're denying that one or we're allowing them to keep it until the SID is complete?

**MARILYN K. KIRKPATRICK**

No, we were going to deny it because we want them to go to the 32 feet right away.

But Antonio, do they need to? I mean, it's just a matter of their gate. So, they have a gate in front, so they just need a larger entrance. She's happy to wait if you say that she can, but we don't normally waive or allow people to push it off. So, whatever you want.

**ANTONIO PAPAIZAN**

Commissioner, we're okay either way. They can keep the fence that they have. I do have concerns because their plans do not look like it matches the aerial view I'm looking at, and none of that gate can be in the site visibility zone. They will have to move it. They'll have to show us that none of their gate is in the site visibility zone, and that's not waivable. The width of their driveway when their gate, if you're okay with it, we're okay with it.

**MARILYN K. KIRKPATRICK**

You're okay with waiting until the SID?

**ANTONIO PAPAIZAN**

Yes.

**MARILYN K. KIRKPATRICK**

Okay. Well, you got a gift from Antonio today to let you, item number three, wait until the SID is complete.

**DENISE VILLAFANA**

Perfect, thank you so much.

**MARILYN K. KIRKPATRICK**

Thank you. That's my motion.

**TICK SEGERBLOM**

There's a motion. Cast your vote.

## VOTE

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

### **TICK SEGERBLOM**

That motion passes. Thank you. That motion passes again.

#### 43. WS-25-0091-HASHIMI, SHUJAUDIN SAID & ANSARY ANITA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; 2) reduce parking lot landscaping; 3) allow a non-decorative fence; 4) reduce driveway width; 5) eliminate throat depth; and 6) reduce driveway radii.

DESIGN REVIEW for a vehicle maintenance and repair facility in conjunction with an existing vehicle sales facility on 1.45 acres in a CG (Commercial General) Zone. Generally located on the northwest corner of Fremont Street and Oakey Boulevard within the Sunrise Manor Planning Area. TS/jud/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS.**

### **CONDITIONS OF APPROVAL –**

#### Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, 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;
- Gates to remain open during business hours;
- Applicant to provide an ALTA of existing improvements along Oakey Boulevard;
- If ALTA shows private improvements within the right-of-way, applicant to coordinate with Public Works - Development Review for the vacation of excess right-of-way along Oakey Boulevard.
- Applicant is advised that Nevada Department of Transportation (NDOT) 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.

WAIVERS OF DEVELOPMENT STANDARDS #1 AND #3 WERE DENIED.

**SAMI REAL**

Next is Item 43, WS-25-0091, waivers of development standards for the following. Eliminate and reduce street landscaping; reduce parking lot landscaping; allow non-decorative fence; reduce driveway width; eliminate throat depth; and then reduce driveway radii. Design review for a vehicle maintenance and repair facility in conjunction with an existing vehicle sales facility on 1.45 acres in a CG commercial general zone. Generally located on the northwest corner of Fremont Street and Oakey Boulevard within the Sunrise Manor planning area.

**TICK SEGERBLOM**

Good morning.

**KEN SMALL**

Good morning, Commissioners. My name is Ken Small. I'm with SSA Architecture, 7040 Laredo Street, Suite C, Las Vegas, 89117. I'm here on behalf of the applicant.

What you're seeing here is a existing ongoing business. It's a used car lot that's been there for a number of years. And what we're proposing is to add a building right here. They've been successful enough - I'm going to use the other mic. They've been successful enough to warrant a facility here that will be a concrete block building that's strictly for maintenance and repair of the vehicles that they're selling.

So, we're backed up immediately to this rental storage unit place. And then on this corner, the west corner, they're against an apartment complex, which is actually within the city. Most of the waivers that we're asking for is because the majority of the site has already been built out. And so, when you're talking about driveways, we did not recommend modifying the driveways because they've sufficed adequately for many years, and they're already in place. The same thing for the offsite sidewalks.

What has come up is that - Is this the landscape plan? There is issues with landscaping. And while we've been working with various staff members, the most recent staff member wanted us to install trees here. The apartment complex is actually in the city, so it's not technically required, depending on which staff member you speak to. But our client was willing to agree to install this landscaping so we might as well just do it to be a good neighbor.

And then on the street side up here, what would that be? Northeast frontage. The existing landscaping that had been there a long time ago has been paved over, and the client has agreed to restore that as landscaping. We are asking to just do low landscaping and not trees, because it is a car lot, and they want visibility.

With that, I think I'll just stop and see if there's any questions.

**TICK SEGERBLOM**

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

**AL ROJAS**

My name is Al Rojas. I live in Sunrise Manor area. We are very conscious of the homeless problems going on in our area. These landscaping areas, these landscaping areas here are targets for homeless people, okay? They come in here and they sleep in there. I don't know if you can get this on the camera there, but you could see where you have a homeless encampment there between the external wall and the sidewalk. What we have found works is that putting rocks and putting gravel, maybe even cactus, so homeless do not sleep in these areas. These are targets right now. We're having a lot of problems getting rid of these people.

We have to, especially in our HOA, again, I'm sorry to say that, but the no trespassing signs really help. Even if you don't have the authority, you can get them, have them ticketed if somebody says something. So, I'm just asking that the Board take that into consideration, that they have some kind of landscaping here that does not attract homelessness. This is a convenience area. Again, I don't want to sound like a comedian, specifically George Carlin, but a lot of these convenience stores are more convenient for the homeless and the criminals than for the people that are intended to live in the community. Thank you very much. Bye-bye.

**TICK SEGERBLOM**

Thank you. Anyone else wishes to speak? Seeing no one, close the public hearing. And this is my District, so come on up.

Antonio, do you want to make some comments about this? Come on up.

**MOTION**

**ANTONIO PAPAIZIAN**

Thank you, Commissioner. Looking at their plan, it appears on Oakey that they may be parking in the right-of-way. Their property line is not coincidence with the asphalt that's there. And if that's true, so we have a condition that says to show us that it's in line and if it's not to vacate that additional area to the back of sidewalk.

**TICK SEGERBLOM**

Okay. And you offered to take out the pavement on Fremont, which is on the right-of-way, right?

**KEN SMALL**

Yes, sir. We'll remove the pavement and replace it with, shall we call landscaping, but really it'll be low gravel and low planting, not exactly according to the landscaping rules requiring trees, because the-

**TICK SEGERBLOM**

Yeah. You don't need trees because it's a car lot. We want to keep the shrubbery down so people can see the cars.

**KEN SMALL**

Yes, sir.

**TICK SEGERBLOM**

All right, you were going to submit plans. I haven't seen those. So, I'm going to go ahead and just ask you to agree with staff's recommendation once you submit your plans.

**KEN SMALL**

I'm sorry, I didn't quite hear what you said.

**TICK SEGERBLOM**

I said we're going to ask you to just with respect to the waivers, we're just going to go ahead with the waivers. I mean, deny the waivers until you submit your plans. But we agreed on, you and I agreed on what we need to do, and Antonio will make sure that you do it.

**KEN SMALL**

Yes, sir, I will. I apologize for not uploading the plans. We weren't able to get through the electronic system, and the planner that's been assigned is off till the 31st.

**TICK SEGERBLOM**

All right. Is that an issue updating your plans?

**SAMI REAL**

Yeah, so the plans, you can't upload. We don't have the provision to upload plans after an application is submitted but understanding that the planner was out of town is understandable. So, my question, I apologize, on waiver of development standards, you said follow staff's recommendation. Does that mean you're recommending denial of waiver of development standards one through three?

**TICK SEGERBLOM**

Antonio?

**ANTONIO PAPAIZAN**

Those are not my waivers, Commissioner. Mine are four, five, and six, and I think they still need my waivers four, five, and six.

**TICK SEGERBLOM**

Okay, so we'll deny. We'll grant the waivers for one, two, and three and deny them for four, five and six.

**ANTONIO PAPAIZAN**

No, the opposite, I believe. They need my waivers four, five, and six.

**TICK SEGERBLOM**

Okay. Okay, we're going to deny one, two and three and approve four, five and six.

**MARILYN K. KIRKPATRICK**

So, Mr. Chairman, can I just be clear because, so one, we're reducing - I mean, we're denying the ability for them to waive any of the landscaping, both street landscaping, parking lot landscaping, and allowing a non-decorative fence. So those are the three things we're denying.

**TICK SEGERBLOM**

Correct.

**MARILYN K. KIRKPATRICK**

They're going to submit revised plans per staff recommendations, and then we're approving waivers four, five and six, which reduce the driveway width. But I thought I heard you say that he agreed to fix that, or no.

**KEN SMALL**

Can I clarify? I apologize, I don't want to interrupt you but-

**MARILYN K. KIRKPATRICK**

And then eliminate the throat depth and reduce the driveway radii. So, I just was confused on, I thought you said that he agreed to fix something for Antonio.

**ANTONIO PAPAIZAN**

Commissioner, because the site is already built out, there's no way they would end up meeting any of those standards, and we're okay with it. It's going to serve as - it's not for the public use for the throat depth in the driveway width. It's for their use. So, we're okay with supporting the waivers four, five and six.

**MARILYN K. KIRKPATRICK**

I just wanted to be sure what I was voting on.

**TICK SEGERBLOM**

Yeah, I am confused which way we're going, but the truth is we're fixing it up and we're getting where they had encroached into the offsite, you're going to pull that back and put some landscaping, so it's great.

**KEN SMALL**

Yes, sir. Can I talk about this-

**TICK SEGERBLOM**

This business has been in existence since 1953.

**KEN SMALL**

Yeah. On item two, the reduce the parking lot landscaping, I think we're still looking for that one.

**TICK SEGERBLOM**

Right. Well, that's going to be, you're going to put those trees at the back, but that's-

**KEN SMALL**

Yes, but this parking lot landscaping would be internal to the existing parking lot. So that's why we're looking for that waiver number two, I think.

**SAMI REAL**

Correct. And then I apologize. I thought I previously heard you say you were okay with their request for the parking lot landscaping.

**TICK SEGERBLOM**

Yes.

**SAMI REAL**

Okay. So then if that's the case then, what I hear is that you're going to recommend denial of waiver of development standards one and three and then approve two, four, five and six.

**TICK SEGERBLOM**

Yes.

**SAMI REAL**

Okay.

**KEN SMALL**

Yes. Thank you.

**TICK SEGERBLOM**

All right. Sorry for all the confusion. Too many numbers.

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

**VOTE**

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

**TICK SEGERBLOM**

That motion passes. Thank you.

**KEN SMALL**

Can I ask a quick question? We have physical drawings here to submit. Since we weren't able to upload electronically, can we hand them now, or no?

Thank you so much. Have a great day.

**TICK SEGERBLOM**

You can see how great our staff is. We want to work with you. Thank you.

**KEN SMALL**

Thank you, and I appreciate your time too, sir. Thank you.

**TICK SEGERBLOM**

Thank you.

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

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

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

**ACTION: ADOPTED (RESOLUTION NO. R-3-19-25-3; COMPANION ITEMS 45, 46, 47, AND 48).**

**SAMI REAL**

Next are companion Items 44 through 48.

- Item 44, PA-24-700041, holdover plan amendment to redesignate the existing land use category from corridor mixed use in Rancho State Neighborhood to mid-intensity suburban neighborhood on 12.9 acres. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise.
- Item 45, ZC-24-0741, holdover zone changes for the following: reclassify 12.9 acres from a CG commercial general zone and an RS-20 (residential single family 20) zone to an RS3.3 (residential single family 3.3) zone; and remove the neighborhood protection (RNP) overlay. Generally

located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise.

- Item 46, VS-24-0740, holdover vacate and abandon easements of interest to Clark County located between Torino Avenue and Pebble Road and between Rainbow Boulevard and Belcastro Street. A portion of right-of-way being Torino Avenue located between Belcastro Street and Rainbow Boulevard, a portion of right-of-way being Rainbow Boulevard located between Torino Avenue and Pebble Road. A portion of right-of-way being Pebble Road located between Belcastro Street and Rainbow Boulevard and a portion of right-of-way being Rosanna Street located between Torino Avenue and Pebble Road within Enterprise.
- Item 47, WS-24-0739, holdover waivers of development standards for the following. Reduce rear setback; modify residential adjacency standards; and alternative driveway geometrics. Design review for a single-family residential subdivision on 12.8 acres and an RS3.3 (residential single family 3.3) zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise.
- And then finally, Item 48, TM-24-500159, holdover tentative map consisting of 97 single family residential lots and common lots on 12.8 acres and an RS3.3 (residential single family 3.3) zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise.

#### **TICK SEGERBLOM**

Good morning.

#### **STEPHANIE GRONAUER**

Good morning, Mr. Chairman, Commissioners. Stephanie Gronauer, 1980 Festival Plaza Drive here on behalf of the applicant, Lennar Homes. This property is located at the northwest corner of Rainbow and Pebble. The property is actually a mix of master plan designations. The corner, as you can see, has been planned and was previously zoned and approved for commercial development. There was a shopping center approved here back in 2009 that just has never been developed, and there's a lot of commercial in the area. So, I think if this corner were going to go commercial, it would've some time ago. And we appreciate staff agreeing that this is probably more appropriate for residential just because it has not yet developed out as commercial.

It's unique because the yellow you can see is RNP. So, you've got commercial designation and then immediately adjacent to RNP. And so, what we're proposing is a residential development that is consistent with what's to the north and to the south, but also takes into consideration what's going on to the west of this property. I do believe that the residential proposal we have today is much less intense than a commercial development would be on this corner, especially adjacent to this RNP area. So, from a traffic standpoint, from an impact standpoint, a noise standpoint, what we're proposing will be a lot less intense than this commercial development that otherwise could be going in next to this property.

From a zoning standpoint, it's a little bit unique as well. And I'm going to use the county's map, because immediately, so this is the property here, the commercial you can see. The rest of our request is here. It's currently RNP. The reason we're asking to amend the master plan on this portion is because to the west of it it's already been zoned RS5.2. Lennar actually bought that zoned and mapped. They did not get that approved, but they did buy it and they're currently developing it out with RS5.2. So, there's a buffer here already for the rest of the RNP. We're sandwiched in the middle of it with the commercial.

And so, the request before you today is for mid intensity from a master plan designation, which allows up to eight to the acre. And then the zoning category is RS3.3, which is the same as to the north and to the south. And then Lennar, as I mentioned, has the development to the west. So, they would essentially be

buffering themselves, but they are developing that. They didn't get it approved, but they have that under construction.

And this is the plan that's before you. So, when Lennar took a look at this property, they thought it would be important to keep all of the traffic away from that RNP that's to the northwest. So, the access points are currently proposed, two of them on Pebble. There's no access on Torino Avenue, again, to protect that RNP and the RS5.2 that's to the west.

From a zoning perspective, there are two parcels that remain RNP. There's this little, tiny parcel to the southwest, if you will. And then there's a parcel here located between the RS3.3 and the RS5.2 with a cul-de-sac of homes there. I do believe some of the neighbors may be here that live in that cul-de-sac to the northwest. And we actually held this item a couple weeks ago, because there's been a lot of communication with Lennar and that homeowner and then some other residents in the area that were upset with traffic unrelated to this project got involved, and some things kind of went awry. So, we wanted to tame that down before we came back before you.

But to buffer the cul-de-sac to the north, which we think is important, Lennar did do side loaded lots. They've actually added to the side yard setback as well. So, you can see there's a side yard setback of 16 feet on this lot and 18 feet on this lot. If it were the RNP side yard setbacks, that would be a required 10 foot. So, we're exceeding what an RNP side yard setback would be with that 18-foot and 16-foot side yard setback.

There's also detached sidewalk, which will have landscaping on both sides for some additional 15 foot setback. You then have Torino and then the homes to the north. So, there's about a 140-foot distance separation between these lots and those homes across the street that are RE or RS20 lots. Again, these were side loaded intentionally in an effort to buffer those homes so that they don't have rear yards looking at them or impacting them that are smaller than them. To the west, as I mentioned, is that RS5.2 development. So, the reason for the requested waiver is we would be buffering ourselves between our development and that RS5.3 to the west. So that is one of the waivers that you'll see on the application. Staff has recommended approval of the plan amendment and the zone change. Planning Commission did as well. So, we very much appreciate both of those recommendations.

To get into the waivers and the vacation application, the vacation application is for Rosanna, which would've bisected this plan and would've allowed traffic to go immediately north into that RNP. So, we thought the vacation would be helpful to that RNP to the north and really limit the traffic that could go north to them. We appreciate Public Works supporting that application for the vacation.

The waivers are for a handful of rear yard setbacks internal to the site. For lots 42 through 46, we've asked for a reduction of about two and a half feet, just on a couple of those lots since it is sort of a tight site. Those will be internal and home buyers will know what they're buying with those slightly reduced lots. The residential adjacency standard is the new requirement in the code that anytime you're adjacent to an RNP or RS20, you have to meet those setback requirements and have 10,000 square foot lots.

This is so unique because we're adjacent to RS5.2, so we're asking to waive that adjacency requirement up here in this corner. The lot that's remaining on Pebble, it is very likely that that will be developed out as something other than a half-acre lot, because it is just one remaining lot. You can see it here. It's surrounded by, if this is approved RS3.3 and then RS5.2. So, at some point that will probably develop at something other than a half-acre lot, and it's vacant. So, we did ask to waive that adjacency requirement on that lot as well. And then I already walked through the buffering that we've proposed in that northwest corner.

Public Works waivers, I know the engineer worked closely with Antonio and Public Works on the requested waivers. We have two lots located right here and here, 65 and 80, where we have asked for a slight reduction in the separation to the driveway. We put it on these corners because the driveways, as you can see, are oriented as far away from the intersection as possible. And when cars pull out, they will pull out opposite direction of the intersection, which is a little bit safer than if it was the opposite. So, we did work closely with Public Works on making sure that those were the safest ways possible. Also, we have a slight reduction in the radius internal to the property, nothing external. There's a requirement that it be 20 feet. We have internal 15 feet radiuses, again, so that these lots can have that distance from the driveways. That's the reason for that request.

So, with that said, I'm happy to answer any questions. We would very much appreciate if you followed Planning Commission's recommendation of approval. They heard all of the arguments. There was one neighbor at that meeting and since that time, Lennar has reached out to her and worked with her pretty closely. I believe they've cleaned her pool or offered to, at least. They've worked with their trade partners to make sure that there's noise going on with our current construction to the west, that we're handling that. So, there's a direct line of communication now with the resident to the north, and I hope that we've allayed some of her concerns.

I know there's a lot of construction going on in this area with our project to the west. There's some other projects further to the west, and that can get frustrating certainly with roadways being torn up when infrastructure's being put in. So, we appreciate their patience there, and hopefully that'll be done soon, and will make for a better environment and a better neighborhood in the long run. But we will continue to work with her on those concerns.

And with that said, I'm happy to answer any questions

**TICK SEGERBLOM**

Thank you. This is a public hearing. Anyone here wishing to speak on this item? Good morning.

**CECILIA WEIMER**

Good morning. My name is Cecilia Weimer, and I live at 7050 West Torino Avenue. As I've been going-

**TICK SEGERBLOM**

Can you hold the microphone close to your mouth?

**CECILIA WEIMER**

Yes. As I've been going through the pain of what's gone on in our neighborhood, we have people that have come into our neighborhood that don't appreciate the real estate. I've been there 30 years, raised in Henderson. My last name is Montoya, married to Cavaliere. So anyway, I come from a family of 11 out there. So, 30 years ago, we decided to buy that property out there. It was two and a half acres, so we built three homes on that instead of four. We could have done four. But today, as we're going forward, the commission has allowed single - or two-story homes to encircle us. So, Lennar Homes comes out there and they built the homes, six homes on two and a half acres, and across the street there's a little more.

My thing is that why can't we withhold the real estate's integrity? Why can't we have that still? Why are we continually encroaching on this area? It's an area that I raised five kids out there. I have 11 grandchildren, and we have a good time there, because we don't have that traffic. It doesn't matter that they might cut off or put a block wall on Torino. They're going to find a way around to get to that exit off of Rainbow and Torino. So, if you've ever driven out there, we have to go down Torino, make a U-turn on

Pebble. So now those people that live there, they're going to go up Pebble, down Belcastro, down Torino to get out on Rainbow. As you know, if you do the roadmap or whatever study you do, it's a joke. It's sad because we can't get out there.

Another thing, why can't Lennar withhold the integrity of what they already have there? I'm going to show you something. I'm not good at speaking, but I'm good at teaching at church. So right here, I'm going to show you something. Can you see it? Oh, I'm sorry. Right here is out my front door. So, the property that they're trying to acquire is people that haven't lived in our neighborhood long enough to have a say that there should be a change. So right there is Lennar, and then that's the property they're trying to acquire along Rosanna. They're all acre lots.

Can I continue?

**TICK SEGERBLOM**

Yes.

**CECILIA WEIMER**

I just have a few more to show you. This is Lennar in the neighborhood. Their front yards are from right here to here. When I bought out there, had to be 50 feet from the middle of the road. I had to give up some of our property. So today that's what we're looking at. Little front yards, little backyards. This is my home on Torino that I've lived 30 years, and have enjoyed a good life there. To acquire this, I raised five kids in that home. We're proud Teamsters of 36 years in the Union 631. We promoted the convention industry here since 1979.

**TICK SEGERBLOM**

I'm sorry, but there is a three-minute limit.

**CECILIA WEIMER**

So anyway, this is my neighbor. He's not here today. He has five Chinese restaurants. He bought this home for that reason. So, all I'm asking today is that you reconsider, each and every one of you guys. They have plenty of money that the homes from my neighbor's backyard to Rosanna all be what they already have next door.

**TICK SEGERBLOM**

Okay.

**CECILIA WEIMER**

And that's what I would appreciate.

**TICK SEGERBLOM**

Thank you.

**CECILIA WEIMER**

Because I don't get how you can go in there and change real estates.

**TICK SEGERBLOM**

Thank you.

**CECILIA WEIMER**

You've done it all over the city. It's not fair to us.

**TICK SEGERBLOM**

Thank you. Thank you. All right. This is a public hearing. Anyone else wishing to speak?

**CECILIA WEIMER**

(inaudible) you guys wanna talk?

**UNIDENTIFIED SPEAKER**

I agree with you. So, I agree with her 100%. Room, I'm a homeowner too.

**TICK SEGERBLOM**

All right, well if you wanna say it, you have to come up to speak.

**UNIDENTIFIED SPEAKER**

(inaudible).

**TICK SEGERBLOM**

State your name. All right. See no one else. We're going to close the public hearing and turn it over to Commissioner Jones.

**MOTION**

**JUSTIN JONES**

Thank you, Mr. Chair. I appreciate the comments that were made by the neighbor. This area obviously has changed substantially over the last two decades. I used to drive from my in-law's house off of Rainbow and Patrick out there in the dark, and it is just a very different place than it used to be. And I wish I could tell you that it was gonna stop, but this is the reality of the Southwest these days. Rainbow, in terms of the traffic, is part of a project that's slated for construction in the very near future. In terms of access off of Pebble, that will be part of the consideration for whether a traffic signal will go in at Rainbow and Pebble to ensure that that roundabout traffic that the neighbor was concerned about doesn't happen, if it warrants that kind of a signal at Rainbow and Pebble, which as part of the traffic study, Lennar will be required to contribute to.

So, with that, we'll go ahead and move for approval of agenda Items 44, 45, 46, 47, and 48. Did you have anything more Ms. Allen? Or Ms. Gronauer? Sorry.

**STEPHANIE GRONAUER**

No, thank you.

**TICK SEGERBLOM**

There's a motion. Cast your vote.

**STEPHANIE GRONAUER**

Thank you very much.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**TICK SEGERBLOM**

That motion passes. Thank you.

**STEPHANIE GRONAUER**

Thank you.

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

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

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

**CONDITIONS OF APPROVAL –**

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on the APNs 176-15-801-012, 176- 15-801-013, 176-15-801-023, and 176-15-801-024; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0178- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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

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

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 45 feet to 50 feet to the back of curb for Pebble Road, 55 feet to the back of curb for Rainbow Boulevard, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

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

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

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

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

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

- Right-of-way dedication to include 45 feet to 50 feet to the back of curb for Pebble Road, 55 feet to the back of curb for Rainbow Boulevard, 25 feet to the back of curb for Torino Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on the APNs 176-15-801-012, 176-15-801-013, 176-15-801-023, and 176-15-801-024; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0178-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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

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

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to 50 feet to the back of curb for Pebble Road, 55 feet to the back of curb for Rainbow Boulevard, 25 feet to the back of curb for Torino Avenue and associated spandrels;

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

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 #0178- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

*(Companion Items 49, 50, 51, 52, and 53)*

49. PA-24-700042-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC.:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.01 acres. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise. MN/gc (For possible action)

**ACTION: ADOPTED (RESOLUTION NO. R-3-19-25-4; COMPANION ITEMS 50, 51, 52, AND 53).**

**SAMI REAL**

Next companion Items 49 through 53.

- Item 49, PA-24-700042, planned amendment to redesignate the existing land use category from neighborhood commercial, and Ranch Estate Neighborhood to mid-intensity suburban neighborhood on 3.01 acres. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane, within Enterprise.
- Item 50, ZC-24-0765, zone change to reclassify 10.016 acres from an RS20 (residential single-family 20) zone and a CP commercial professional zone, to an RS3.3 (residential single-family 3.3) zone; and eliminate the neighborhood protection (RNP) overlay. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise.
- Item 51, BS-24-0766, vacate and abandon easements of interest at Clark County located between Giles Street and Rancho Destino Road, and between Mesa Verde Lane and Windmill Lane; a portion of right-of-way being Santoli Avenue located between Haven Street and Giles Street; and a portion of right-of-way being Haven Street located between Mesa Verde Lane and Windmill Lane within Enterprise.
- Item 52, WS-24-0767, waivers and development standards for the following: allow alternative yards; reduced street landscaping; increase wall height; and modify residential adjacency standards. Design review for a single-family detached residential development on 10.16 acres in an RS3.3 (residential single-family 3.3) zone. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise.

- And then finally, Item 53, TM-24-500166, tentative map consisting of 63 single family residential lots and common lots on 10.16 acres in an RS3.3 (residential single-family 3.3) zone. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane, within Enterprise.

**STEPHANIE GRONAUER**

You ready for me?

**TICK SEGERBLOM**

Good morning.

**STEPHANIE GRONAUER**

Good morning again. Stephanie Gronauer, 1980 Festival Plaza Drive, here on behalf of the applicant, Lennar Homes. This property is located on the north side of Windmill, or north of Windmill, south of Mesa Verde, and Haven Street bisects the property. From a land use and planning perspective, it's a unique area. You can see Las Vegas Boulevard is just to the west of this. So, you've got your most intense master plan and zoning designations around Las Vegas Boulevard. Then further to the east there's an RNP. And so, this area has a very little amount of space to transition from the most intense designations from a land use planning and zoning perspective to an RNP that's been there for quite some time. So, when looking at this property, Lennar really did try to think of how to appropriately transition between those two very different designations.

This is the master plan. So, you can see everything in red along Las Vegas Boulevard, and even all the way up to the property line of this property is entertainment mixed use, which allows everything you can think of as you know up and down the Las Vegas strip. So, lots of intensity planned for here and eventually will exist in this area. The corner here is neighborhood commercial. So, there's one parcel that we're asking for a land use designation from neighborhood commercial to be consistent with what's to the north of it, which is the mid-intensity suburban. So, most of the property you can see is already planned for what we're here for today, which is mid-intensity, allows up to eight units to the acre. And then there's a portion of the property across Haven that's currently designated RNP, and we're asking to transition there.

It's unique also again, and I'll show you on a little bit broader plan of the master plan. This is the site here. You can see this RNP area is right adjacent to this property. Haven has sort of been the designation line here. However, there's to the north an RS3.3 development, to the south there's commercial coming, and then you've got the RNP in the center of it. So, we are trying to buffer and, again, transition between all of this commercial tourist area, or that's the old designation, commercial resort designation, and then RNP with a very little narrow area to do so.

So, in doing so, this is what we have before you. It's an RS3.3 designation that we're proposing, which is allowed in the majority of the land use designation, which is mid-intensity suburban. We have side loaded these lots along the west, so we do have a waiver to allow for an alternative orientation, just because this is obviously very long and narrow. We then have homes fronting onto Haven, which we've heard in other areas up and down Haven that neighbors have appreciated homes fronting out, still with the detached sidewalk, but we have landscaping in the front yards which required a waiver for that detached sidewalk. Down here we have a 10-foot access road that we have incorporated into the plan.

**MICHAEL NAFT**

Stephanie, can you just pull that up? We can't quite see it.

**STEPHANIE GRONAUER**

Oh, sorry. Sorry about that.

**MICHAEL NAFT**

Thank you.

**STEPHANIE GRONAUER**

Could we zoom out maybe a little bit? There we go. Perfect. So, this area here, although it's not shown real well, there's a 10-foot access area located right here that would allow for access to this home to the west. So, the home to the west is an existing residence. They've had access to Haven via an unpaved road. We will pave that for them, and they'll have access. So, we will have an access road here that would be paved for this resident that is located right here.

The property to the east is a little bit different. Again, and as I mentioned, that transition is where Lennar really wanted to be thoughtful. And the Planning Commission I think made a very good recommendation. They asked us to put 10,000 square foot lots to buffer the RE to the east of the property, the resident to the north, it's my understanding they are supportive of the application. They own a lot of land in the area, and to my understanding, have no concerns with our application.

To the south is a future commercial development. There have been plans in the system for quite some time for a commercial project here. And so, we did not buffer to that commercial. Also, again, that residential adjacency requirement, because we're developing immediately across the street, we are asking to not buffer ourselves with 10,000 square foot lots. So that's one of the waivers that we have before you.

This is the plan that the Planning Commission approved with the 10,000 square foot lots buffering the residential that's to the east. We also have fairly significant walls that we're asking for because we are much higher than the development to both the south and to the east. And so, we have tiered the walls on this eastern boundary as well as the northern boundary. We are willing and happy to tier the wall along this southern boundary as well. Because it's a commercial development, we hadn't originally proposed that, but that is certainly possible.

And just to give you an idea of what kind of distance, there's a huge drop on all these sides. So, on the east side we will have two planters. It'll be a retaining wall, a five-foot planter, a retaining wall, another five-foot planter, and then our rear walls. Those will be landscaped. We will maintain them as part of the HOA. And the common element, there will be access to maintain those. So, these residents will have a nice-looking wall and landscape area adjacent to them. Along the north there also will be a retaining wall, a five-foot planter and another retaining wall. So that will look nice for the residents to the north.

To the south, we're happy to do a retaining wall. We could do an eight-foot wall, which is I think what the commercial development is proposing, is an eight-foot wall, a three-foot retaining wall, there's room for and then another eight-foot wall. And I believe that was the Commissioner's request. So, we're happy to do that.

So again, this is a unique piece of property because majority of it is planned for exactly what we're here for. It's just this small portion here that's planned for commercial that we are asking for the land use designation to change. And then this portion over here, which we have tried to be thoughtful in buffering and providing those transition walls for the residents that are to the east of us, and that RNP that exists to the east of us.

Again, this is a challenging site. I know neighbors in this area have seen a lot of applications. In fact, there was an application immediately next to us for high density multifamily that I think received a ton of resistance from the neighborhoods. There's been a church out here that's had a lot of resistance from the neighborhood. So, we have worked with the neighbors, had a couple of neighborhood meetings in the hopes that they would prefer to have a residential development like this, as opposed to some of the things that they've seen in the past, and what will be coming immediately to the west of them. So, with that said, I'm happy to answer any questions. We'd ask you to follow Planning Commission's recommendation, which is the plan that's before you. And then we would add that condition that we do the tiered walls along the south with an eight-foot wall, three-foot planter, and an eight-foot wall on top of that.

**TICK SEGERBLOM**

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

**ALEXANDER FLETCHER**

Hello, I'm Alexander Fletcher at 8065 Haven Street. We're the house right here. I mean, we want some clarity on some things. Like I know they wanted to put a 10-foot wall here, but what's happening with the wall right here? You see the aerial picture. This wall goes straight. We have a fence there. And then it goes straight to our backyard. What's happening there? Are they putting another wall? Are they putting a redundant wall or what? Are they removing the fence line here? There is old corral type fence line there now when they used to have horses over there on their properties. And what are they doing with that?

We went to the meetings, and they said they were gonna move all this for city water. We're on well, and we're wondering if all that construction and all that ripping up, if that would ever affect our well in any way, or negatively affect it. And we're still worried about the traffic because all of this is just gonna go straight. All these houses have to go through Haven. All these front lines have to go through Haven, or they're gonna leave Haven and then it's just seeing the traffic. We said it before. It's the traffic on there too. We're just not sure. Anything else?

Yeah, I mean, we want some clarity on especially the whole easement section right here. And if they're putting streetlights in during the easement, it could shine into our windows. We're kind of raised up. Same over here too. If they have a streetlight pointing near our way to light their properties, it could just be blinding completely in our window because we are raised up a little bit over there. And that's some of the things we're worried about, about this planning. Thank you.

**TICK SEGERBLOM**

All right. Anyone else here wishes to speak? Seeing no one, will close the public hearing and turn it over for Mr. Knapp.

**MICHAEL NAFT**

Thank you, Mr. Chairman. I just wanna thank the gentleman. I know you've participated throughout the process, you and I believe your father. I don't know that there was consensus in your house about what direction we take. Certainly, was my willingness to ask the applicant to work with you. But Miss Gronauer, if you could respond to some of those comments that were just raised.

**STEPHANIE GRONAUER**

Yes. So, we have said all along, we're happy to do whatever they would like here, from a wall perspective. If they'd like it open, we could do wrought iron. There will be retaining there. And right now, it's planned to retain and have a block wall on this eastern edge. We'll have a redundant wall next to his wall that will

be a little bit higher than his. But we're open to suggestions from him if he would prefer some portion of it to be block wall with retaining so it opens it up a little bit. We're happy to do that.

## **MOTION**

### **MICHAEL NAFT**

So, we're not allowed to get into back and forth now that the public comment period has closed. But it has been my desire to get the viewpoint of the resident over there for a while now. So, I'm gonna try and condition it, Ms. Real, in a way that allows a little bit of flexibility up against the existing home there. And then outside of that, my intention is to follow the plan that was approved by the Planning Commission with the 10,000-foot lot buffer to what I consider the true RNP across Haven. And then in reference to the southern piece of the parcel, the tiered wall, I would ask you to do the 8-3-8 tiered wall, and you've already put in for the tiered wall on the other two sides.

### **STEPHANIE GRONAUER**

Yes.

### **MICHAEL NAFT**

So, I guess, Ms. Real, if you could help me with a condition that gives them a little bit of leeway to interact with that resident. Otherwise, if the Chair would allow for it, we just need to know do you want the wall? We had a whole lot of discussion about this. Do you want the wall to be high or low?

### **TICK SEGERBLOM**

Please keep it low. Come on up.

### **MICHAEL NAFT**

I don't wanna dictate that to you because you're living there, but I also know there's a disagreement within the household. But you're here.

### **ALEXANDER FLETCHER**

Yeah. Well, is it, I mean, the 10-foot wall? Okay, it's kind of hard to see, like imagine.

### **MICHAEL NAFT**

Maybe, Ms. Gronauer, if you could walk through the two options really quickly, as it relates to his property.

### **STEPHANIE GRONAUER**

So, there will be a wall next to your redundant wall.

### **ALEXANDER FLETCHER**

(inaudible)

### **STEPHANIE GRONAUER**

Okay, so this is the wall. This wall will have some retaining, I believe, up to four feet of retaining, because it's a little bit higher. And then on top of that, the screen wall, which is the six-foot screen wall. We are happy to do wrought iron, which I think is allowed in the code. So, if it were approved, we could do a combination of some block and wrought iron, or we could do all wrought iron on top of that retaining. It's your preference. Wrought iron, you would see what's going on on this cul-de-sac. You would see the landscaping. So, it depends on if you prefer privacy or if you want to have more openness.

**MICHAEL NAFT**

Can I condition it to give some leeway, Ms. Real?

**SAMI REAL**

Yeah, again, they can always propose wrought iron. Wrought iron wall, we don't have a preference. I mean, it's nice when they do wrought iron 'cause then they don't need a waiver for the increased wall height. But they have the option at any point in time in putting wrought iron or a combination of wall and wrought iron.

**MICHAEL NAFT**

Okay. So, I'm gonna approve it today, but understanding that you two can still work it out if the Board approves the items right now. Okay?

**ALEXANDER FLETCHER**

All right.

**STEPHANIE GRONAUER**

Sounds good.

**MICHAEL NAFT**

And then if you need me to weigh in at any point, call me. So, my motion is for approval of Items 49, 50, 51, and 52, and 53.

**ANTONIO PAPAIZIAN**

Commissioner, I'm sorry.

**MICHAEL NAFT**

Go ahead.

**ANTONIO PAPAIZIAN**

Can I please chime in? I just wanna clarify that the access they're showing to that APN 016?

**MICHAEL NAFT**

Yes?

**ANTONIO PAPAIZIAN**

The 15 feet might've been a standard at one time. It's a 24-foot easement minimum today, and it's not waivable. So, I don't know what that does to their lot configuration. But the 15 needs to be 24 and it's not waivable.

**MICHAEL NAFT**

Okay, that's a good warning to them. Not much we could do about that.

**STEPHANIE GRONAUER**

I don't either. I think we're showing 15 feet right now. So that would be a difference of about 9 feet, it sounds like. And if it's not waivable, I guess we'll have to figure that out.

**MICHAEL NAFT**

Do you wanna hold it?

**STEPHANIE GRONAUER**

Okay. We're good.

**MICHAEL NAFT**

Okay. All right. Then my motion stands for approval of those items with the additional condition of the terraced wall (inaudible)

**TICK SEGERBLOM**

I think Director Real has a comment.

**SAMI REAL**

Commissioner, I also wanted to ask for clarification. Did you want to include the fact that, for the condition of the tiered wall on the southeast corner-

**MICHAEL NAFT**

That's what I just said, 8-3-8.

**STEPHANIE GRONAUER**

Okay.

**MICHAEL NAFT**

Yeah.

**ALEXANDER FLETCHER**

Thank you.

**TICK SEGERBLOM**

All right. There's a motion. You can figure it out. I support it. Cast your vote.

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**STEPHANIE GRONAUER**

Thank you very much. Appreciate it. We'll continue to work with that property owner. Thank you.

**TICK SEGERBLOM**

Thank you. And just make sure you have Commissioner Naft's phone number and whatever you need. He'll work with you.

50. ZC-24-0765-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC.:

ZONE CHANGE to reclassify 10.16 acres: 1) from an RS20 (Residential Single-Family 20) Zone and CP (Commercial Professional) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise (description on file). MN/gc (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 49, 51, 52, AND 53).**

**CONDITIONS OF APPROVAL –**

Department of Aviation

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

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-09-401-009 and APN 177-09-401-017; 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 #0357- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

51. VS-24-0766-ABC HAVEN WEST INC:

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

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 49, 50, 52, AND 53).**

**CONDITIONS OF APPROVAL -**

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Mesa Verde Lane, 25 feet to the back of curb for Haven Street, and associated spandrels;

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

52. WS-24-0767-ABC HAVEN WEST INC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative yards; 2) reduce street landscaping; 3) increase wall height; and 4) modify residential adjacency standards.

DESIGN REVIEW for a single-family detached residential development on 10.16 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise. MN/rg/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 49, 50, 51, AND 53).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Combined block wall and retaining wall located in the southeast portion of the project, along the southern boundary, to be tiered with maximum wall heights of 8 feet, 3 feet, and 8 feet or as otherwise agreed to with the property owner to the south;
- Driveway constructed across common property line may require the creation of easements or agreements for common ingress/egress with the adjacent property APN 177-09-401-016 to allow access to Haven Street;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Mesa Verde Lane, 25 feet to the back of curb for Haven Street, and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-09-401-009 and APN 177-09-401-017; 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 #0357-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

53. TM-24-500166-ABC HAVEN WEST INC:

TENTATIVE MAP consisting of 63 single-family residential lots and common lots on 10.16 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise. MN/rg/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 49, 50, 51, AND 52).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Driveway constructed across common property line shall require the creation of easements or agreements for common ingress/egress with the adjacent property APN 177-09-401-016 to allow access to Haven Street.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

- 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.

Building Department - Addressing

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

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto: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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0357-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

*(Companion Items 54, 55, 56, and 57)*

54. ZC-25-0097-HANCOCK FOUNDRY VEGAS, LLC:

ZONE CHANGE to reclassify 2.14 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley (description on file). MN/gc (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 55, 56, AND 57).**

**CONDITIONS OF APPROVAL –**

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0389-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**SAMI REAL**

Next are companion Items 54 through 57.

- Item 54 is EC-25-0097, zone change to reclassify 2.14 acres from an RS20 (residential single-family 20) zone to an IP (industrial park) zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley.
- Item 55, ES-25-0096, vacate and abandon a portion of right-of-way being Teco Avenue located between Pioneer Way and Buffalo Drive, and a portion of right-of-way being Pioneer Way located between Teco Avenue and Sunset Road within Spring Valley.
- Item 56, WS-25-0095, waivers of development standards for the following: reduce setback; increase building height; eliminate parking lot landscaping; eliminate landscape buffer; reduce approach distance; and reduce throat depth. Design review for a proposed office/warehouse development on 2.14 acres, and an IP (industrial park) zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer way within Spring Valley.
- And then Item 57, TM-25-500022, tentative map for 43 industrial condominium units on 2.14 acres in an IP (industrial park) zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley.

**TICK SEGERBLOM**

Good morning.

**BOB GRONAUER**

Good morning, Mr. Chairman and Commissioners. My name's Bob Gronauer in 1980 Festival Plaza Drive. I'm here representing the property owner and applicant on the matters that are before you. The location of our property, as you can see on the overhead here, is located on the southwest corner of Teco and Pioneer Way. This is a little bit over two acres of property. You take a look at this area here, this is mainly planned out for industrial development, as you can see here in the blue. And the red is for commercial development where there's no residential that's planned in this area.

We're asking for a zone change here, first of one of the applications that's before you for industrial zoning. As you can see here, this complies to the land use plan of what we're asking for. We're also asking for a vacation on the application here and that's to allow for detached sidewalks, which will be along Pioneer and Teco in that area. So that's the reason why we're asking for the vacation application.

This is a project for a industrial type of use for new businesses, startup businesses. We have about 43 units here that would be used as some type of industrial condos of what we're proposing. Access would come in off of Teco. We've worked with your Public Works on a couple of those waivers for reduced throat depth in the area here where we would be coming into the project here, and exiting out onto Teco. With respect to the waiver of landscaping along the west property line, as I was showing you here, although it's master plan for commercial, we believe this whole area is gonna be built out as industrial, as you can see with the other industrial uses there. And you're not gonna have residential here because you have these properties are deed restricted that prohibit residential development from there. So, we presume that you're gonna have some like-unlike uses in the area of what we're proposing here.

With respect to another waiver, we do have a height increase only on the portion of the property here. We're asking to be 55 feet in height, where you're allowed to go up to 50. The rest of the buildings here are gonna be about 29 feet, about 28 and a half feet in height of what we're proposing. This gives you an elevation of the way it would look on Pioneer and Teco of what we're proposing here.

This here is a three-story where we would have a roof deck here. This would be for our conference rooms, office space, and additional amenities for the unit users that would be for their businesses. This

gives you another elevation here of what we're looking to do as far as the build out for the interior and exterior.

And then finally, with the landscaping, with respect to the interior to the site, we'd be required to provide about 10 trees located interior to the site. However, we've moved those trees and put them on the exterior of the property, where we have more trees than what we're proposing for anyway overall for the trees that are required on the property.

One of the things that we're gonna do that's unique here is from a sustainability standpoint where you see all the gray area here, this is not gonna be asphalt. Whereas you know where asphalt absorbs the heat. We have a condition here, which is a unique condition with respect to the type of concrete that we're gonna be putting in here. So, the condition's going to be is the applicant agrees to install non-dark aggregate concrete in the parking lot area to improve solar reflectivity and help mitigate heat island effect.

So that's some of the things that we wanted to do in here because by putting the trees in here, it would interrupt with respect to the parking and the circulation within the project. And the other thing is that we're asking for as a waiver is because we pushed our buildings out to the front of Pioneer and Teco, and as you can see here, you can see more of the store frontages that you're gonna have here, which is a unique industrial project.

It's not your typical industrial project that you see where typically you have parking on the outside, and the building in the middle of the project. Here, this is where the building's pushed out, and as you can see, it has commercial windows and so on the property. So, that being said, we'd ask you to approve the application that is before you, several applications. And I'm here to answer any other questions that you may have.

**TICK SEGERBLOM**

All right. This is a public hearing. He's already committed to having the no trespass signs. He knows there's a issue about the wall.

**BOB GRONAUER**

They should be happy. The buildings are pushed forward.

**TICK SEGERBLOM**

Buildings are pushed forward.

**AL ROJAS**

I gotta say something. I gotta say something. Al Rojas, for the record. I live in Sunrise Manor. I wanna say I like it. I'm very impressed. Now, where are you gonna put the no trespassing signs? I don't know but let me just tell you something. The police, Metro allows you to ask for surveillance in your area if you're having a problem. So, somewhere down the line, if you do have something down the road, you wanna make it easy so that Metro can go in there and just do a little tour and they see something acting up, they can go in there and say something if there's some signs out there. So, you may wanna look at that. But generally speaking, I love it. We ought to have that in our neighborhood. Thank you.

**MARGARET ANN COLEMAN**

I wanna say something about this man here, his name is Bob Owers. He opened up a convalescent home for \$3 million.

**TICK SEGERBLOM**

I'm sorry.

**MARGARET ANN COLEMAN**

I want that money back from him because he opened up a convalescent home breaking the law using my workman's compensation.

**TICK SEGERBLOM**

Thank you.

**MARGARET ANN COLEMAN**

And this was in 19 of 80.

**TICK SEGERBLOM**

Thank you, Ms. Coleman. All right, your time for public comments.

**MARGARET ANN COLEMAN**

This is my motion

**TICK SEGERBLOM**

Coming up. All right, that's the close of public hearing. Turn over to Commissioner Naft.

**MOTION**

**MICHAEL NAFT**

Thank you, Mr. Chairman. Yeah, I think not only is it a creative and interesting product, but it's in high demand. I think it's gonna be great for that site. You have justified, related to the trees, it was a issue for me initially, the impact to the heat island not necessarily being addressed by moving the trees to the outer perimeter but I think we get perhaps the best of both worlds with the concrete pad instead of the asphalt and the trees, and still the trees. So, I'm supportive of the applications and move for approval of Items 54, 55, 56, and 57.

**TICK SEGERBLOM**

There's a motion. Cast your votes. And while we're voting, I haven't heard about this concrete, is that something we-

**MICHAEL NAFT**

I did talk with our Department of Sustainability. I think there's probably a lot more research that needs to be done on it, but they certainly have an interest in doing some of that research. Some of that has been done in other jurisdictions.

**TICK SEGERBLOM**

Yeah, 'cause it sounds fantastic. All these black asphalt parking lots are killing us, so thank you.

**BOB GRONAUER**

Thank you. Have a good day. Take care.

**TICK SEGERBLOM**

Commissioner Kirkpatrick is excused for this vote. So, (inaudible) if she did vote. All right.

## VOTE

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

### **TICK SEGERBLOM**

Anyway, the vote passes. Thank you.

#### 55. VS-25-0096-HANCOCK FOUNDRY VEGAS, LLC:

VACATE AND ABANDON a portion of right-of-way being Teco Avenue located between Pioneer Way and Buffalo Drive; and a portion of right-of-way being Pioneer Way located between Teco Avenue and Sunset Road within Spring Valley (description on file). MN/rg/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 54, 56, AND 57).**

#### **CONDITIONS OF APPROVAL –**

##### Comprehensive Planning

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

##### Public Works - Development Review

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

##### Fire Prevention Bureau

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

#### 56. WS-25-0095-HANCOCK FOUNDRY VEGAS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase building height; 3) eliminate parking lot landscaping; 4) eliminate landscape buffer; 5) reduce approach distance; and 6) reduce throat depth.

DESIGN REVIEW for a proposed office/warehouse development on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley. MN/rg/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 54, 55, AND 57).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0389- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

57. TM-25-500022-HANCOCK FOUNDRY VEGAS, LLC:

TENTATIVE MAP for 43 industrial condominium units on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley. MN/rg/kh (For possible action)

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

## CONDITIONS OF APPROVAL –

### Comprehensive Planning

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

### Public Works - Development Review

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

### 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 #0389-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

*(Companion Items 58, 59, 60, and 61)*

#### 58. ZC-25-0101-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:

ZONE CHANGE to reclassify a 2.08 acre portion of a 3.02 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise (description on file). JG/mc (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 59, 60, AND 61).**

## CONDITIONS OF APPROVAL –

### Department of Aviation

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

#### Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.09 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

#### Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-12-502-003; 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 #0457-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **SAMI REAL**

Next companion Items 58 through 61.

- Item 58, ZC-25-0101, zone change to reclassify, a 2.08 acre portion of a 3.02 acre site from an RS20 (residential single-family 20) zone to an RS3.3 (residential single-family 3.3) zone. Generally located on the north side of Eldorado Lane in the east side of McLeod Drive with (alignment) within Paradise.
- Item 59, BS-25-0102, vacate and abandon a portion of right-of-way being Eldorado Lane located between Aquarena Way and McLeod Drive (alignment) within Paradise.
- Item 60, WS-25-0103, waiver of development standards for modified driveway design standards. Design review for a proposed single-family residential development in conjunction with an existing single-family residence on 3.02 acres and an RS3.3 (residential single-family 3.3) zone, and an RS20 (residential single-family 20) zone. Generally located on the north side of Eldorado Lane in the east side of McLeod Drive (alignment) within Paradise.
- And then Item 61, TM-25-500023, tentative map consisting of 14 single-family residential lots and common lots on 3.02 acres in an RS3.3 (residential single-family 3.3) zone and an RS20 (residential single-family 20) zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise.

#### **TICK SEGERBLOM**

Good morning.

#### **STEPHANIE GRONAUER**

Good morning again, Mr. Chairman, Commissioner. Stephanie Gronauer, 1980 Festival Plaza Drive, here on behalf of the applicant, Richmond American Homes. This property is a small site located on the north side of Eldorado Lane. It's about three acres. The property owner that is located right here will remain on the property and keep his home. And it's interesting because the land use is actually split on the property. You can see his properties, RNP and everything to the west is RNP where the remainder of the property is mid-intensity, which allows for up to eight to the acre consistent with the zoning that has happened around it. So, to the north and to the west is RS3.3, which is the request that we have for you today. We do not have a plan amendment, just the zone change.

Then to the south is Henderson with lot sizes that are very similar to what we're proposing. This is a little bit better zoning map so you can see. So, the request is just on this two-thirds of the property where this

remaining one acre will be untouched. The off sites will be installed in front of the entire property, but his home will remain and it is not being requested. A zone change.

The proposal is for a 14 lot - Sorry, this is the original. 14 lot development. The fourteenth is his home that will remain. And then 13 are Richmond American Homes proposed with access off of Eldorado Lane. The property to the north actually has been purchased by Richmond American Homes. So, as I mentioned, there is a zoned and mapped project to the north that has not yet been finished and Richmond bought that from Viper Homes. They're going to complete that development. That portion is what they refer to as phase one, and it'll be part of this existing community to the east. This will operate as a separate community referred to as phase two with an access point just off of Eldorado.

At the Planning Commission, or excuse me, at the Town Board, there were some neighbors in the RNP that came. Their number one concern was just whether there'd be any access to their cul-de-sac and that will not change. Nothing will access this RNP. This home is remaining the same, so essentially it's just adding this portion here that fronts onto Eldorado consistent with what's to the north and we do appreciate staff's recommendation of approval on that.

The one alteration that we would like to make today is this lot 13. We had originally asked for alternative driveway located here. Public Works asked us to relocate that which we have done and so we've reoriented the lot, flipped it such that the driveway will be off of the end of the road here. It'll be an L shaped driveway, which there's plenty of room to access that here, still with a significant backyard. We have provided this lot configuration to Antonio as well as to the planner, just so they could see how that would lay out. I do think this requires an alternative lot waivers. So, as part of the approval today, we would be asking this Commission to approve that alternative lot in an effort to meet Public Works concerns and then we could withdraw the driveway waiver because we will no longer need that.

So, with that said, I'm happy to answer any questions and we would very much appreciate your approval this morning.

**TICK SEGERBLOM**

All right, this is a public hearing.

**AL ROJAS**

I'd like to say something. (inaudible) Okay. My name is Al Rojas. I live in Sunrise Manor in an HOA. My family's been in the real estate business for many, many years. One thing I've noticed down here in Clark County, a lot of these homes that appear to be residential areas are part of an HOA. My question to this person is, is this going to be part of an HOA? And if it is, I highly recommend that they do a neighborhood watch group. We did a neighborhood watch group, we sent an email to all the residents and that's how we're taking control of our community.

So, it's just an interesting question that I'd like to find out. And if you're part of an HOA, I highly recommend you start a Neighborhood Watch group. Thank you.

**TICK SEGERBLOM**

Anyone else wishing to speak? Seeing no one, we'll close the public hearing. Turn it over to Commissioner Gibson.

**JIM GIBSON**

Do you want to respond to the comment that was just made?

**STEPHANIE GRONAUER**

Yes, please. Thank you. We are doing an HOA. It'll be a separate HOA from that other community that's being finished, so it'll just be this 13 lot HOA and it'll maintain the streets and the common elements and I will certainly relay that to Richmond American. It's a good suggestion to do a neighborhood watch group.

**JIM GIBSON**

Thank you. Would you indicate where road C is?

**STEPHANIE GRONAUER**

Yes. Road C is right here.

**JIM GIBSON**

The road that runs, that intersects with is what?

**STEPHANIE GRONAUER**

Street A.

**JIM GIBSON**

Street A. Okay. So, the driveway that we're talking about now is going to be moved from road C or street C to street A?

**STEPHANIE GRONAUER**

Correct.

**JIM GIBSON**

Okay. And the waiver that you sought, you're withdrawing because of that redesign?

**STEPHANIE GRONAUER**

Yes, please.

**JIM GIBSON**

Assuming Mr. Papazian tells us that that design removes his objection.

**ANTONIO PAPA ZIAN**

Thank you, Commissioner. We like the new design.

**MOTION**

**JIM GIBSON**

Okay, so I think it's a good project. It's one of those, oddly enough, when you go back to infill, it's so hard to do something that ends up compatible with anything and this is one that works. I move approval of these items with the understanding that the driveway redesign, that you've indicated, will be a part of the conditions.

**STEPHANIE GRONAUER**

That'd be great.

**JIM GIBSON**

Is that good? Does that work?

**SAMI REAL**

Correct. And I'd also like to add that that lot 13 will be approved for alternative beyond-

**JIM GIBSON**

For alternative.

**SAMI REAL**

(inaudible) conditions. Correct.

**JIM GIBSON**

Great. I'll add that to my motion. Thank you.

**TICK SEGERBLOM**

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

**VOTE**

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**STEPHANIE GRONAUER**

Thank you very much.

**TICK SEGERBLOM**

That motion passes.

**STEPHANIE GRONAUER**

Appreciate it. Thank you.

**JIM GIBSON**

Thank you.

59. VS-25-0102-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:

VACATE AND ABANDON a portion of right-of-way being Eldorado Lane located between Aquarena Way and McLeod Drive (alignment) within Paradise (description on file). JG/hw/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 58, 60, AND 61).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

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

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

Public Works - Development Review

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

Fire Prevention Bureau

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

60. WS-25-0103-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:

WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.

DESIGN REVIEW for a proposed single-family residential development in conjunction with an existing single-family residence on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise. JG/hw/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 58, 59, AND 61).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Lot 13 driveway to be relocated to northeastern corner of lot and lot approved for alternative yards;
- 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;
- Applicant to redesign Lot 13 so driveway does not front Road "C";
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto: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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-12-502-003; 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0457-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS WAS WITHDRAWN.

61. [TM-25-500023-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:](#)

TENTATIVE MAP consisting of 14 single-family lots and common lots on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise. JG/hw/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 58, 59, AND 60).**

**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;
- Applicant to redesign Lot 13 so driveway does not front Road "C";
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto: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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0457-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

*(Companion Items 62, 63, and 64)*

62. ZC-25-0113-CITY LIGHT CHURCH, INC.:

ZONE CHANGE to reclassify 4.09 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located on the north side of Sunset Road, 280 feet west of Lindell Road within Spring Valley (description on file). MN/mc (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 63 AND 64).**

**CONDITIONS OF APPROVAL –**

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 163-36-401-032.

**SAMI REAL**

Next for companion Items 62 through 64.

- Item 62, ZC-25-0113, zone change to reclassify 4.09 acres from an RS20 (residential single family 20) zone to a CP (Commercial Professional) zone. Generally located on the north side of Sunset Road 280 feet west of Lindell Road within Spring Valley.

- Item 63, VS-25-0114, vacate and abandon a portion of ride-away being Sunset Road located between Jones Boulevard and Lindell Road within Spring Valley.
- Item 64, UC-25-0115, use permit to allow a parking lot. Waivers of development standards for the following: modify buffering and screening standards; modify residential adjacency standards; eliminate electric vehicle charging spaces; waive street dedications and allow a dead-end street to not have a turnaround area. Design review for a parking lot on 4.09 acres in a CP (Commercial Professional) zone within the Airport Environs (AE-60) overlay. Generally located on the north side of Sunset Road and 280 feet west of Lindell Road within Spring Valley.

**TICK SEGERBLOM**

Good morning.

**SUSAN FLORIAN**

Good morning, County Commissioners. My name is Susan Florian from Taney Engineering, 63 South Jones Boulevard here on behalf of the applicant. What we have here is 4.9 gross acres located north of Sunset Road and west of Lindell Road. The zoning is RS20, we're asking to change it to CP Commercial Professional and the land use is NC Neighborhood Commercial. We're not asking for any modifications to the land use.

We are proposing 394 spots. This is to accommodate for the church on the west side. We are also doing full off-site improvements. The lighting also will not exceed the 18 foot per title 30.

We are asking for a residential adjacency, buffering and screening. So, we will have a 10-foot landscape over here buffering these adjacent parcels. It'll be 20 feet on center that the plant - the trees will be seven feet at the time of planting. We're also asking to waive the landscaping on the walking strip right here so that we can do pedestrian cross access to the church on the west.

We also have a waiver for parking in residential adjacency. This design is to reduce the parking on residential areas so that we're able to - well, we're proposing a parking lot so that when the church has overflow, they won't be parking on residential areas.

We're also seeking a waiver for an eight-foot wall requirement and to propose the utilizing and existing already constructed on this location to the north. We're also asking to waive EV charging. Right now, the building doesn't have the capacity to use the - to propose the EV charging. We would have to rip up the concrete all the way back to the building and do modifications to the building as well.

We're also asking for a waiver to end a public right-of-way in a county-approved turnaround. We're adding a crash gate instead here to the north where Westwind is perpendicular. We're also asking for a street system to terminate Westwind.

And then our last one is the design review for no cross access. We are proposing a pedestrian crosswalk right here along this strip. However, we will be having Metro and staff not fixed, but help with the parking. So whenever one parking lot is already filled, we will be utilizing the other one. With that, I conclude my presentation and I'm here to answer any questions that you may have.

**TICK SEGERBLOM**

It is a public hearing, anyone wishing to speak? Seeing no one we'll close the public hearing. Turn over to Commissioner Naft.

**MOTION**

**MICHAEL NAFT**

Thank you, Mr. Chairman. Just if it wasn't clear, this is just an auxiliary parking lot to a church that'll be constructed very soon. April, I think it'll be ready for open.

The biggest issue I had was with the cross access, you explained it to me and just for the record, that would require a tremendous amount of fill that would negatively impact the neighbors right there. But what I want to be sure of is that it doesn't cause additional traffic issues. As individuals pull in, find that that lot's full and then have to pull out and go all the way around to the other lot. So, I will require as a condition of the application that traffic management, on-site traffic management, be implored. You're currently using, your client is currently using Metro, whether it's Metro or another traffic management agency. I'm fine with that, but there has to be on-site traffic management during the times that that parking lot is in use. That's something your client can agree to?

**SUSAN FLORIAN**

Yes.

**MICHAEL NAFT**

Great. As for the EV charging waiver, the building is pretty well there and to have to dig into Sunset and to tear that up again is just something I'm not comfortable right now. So that's my justification at least for that waiver, for this moment. So, I approve of Items 62, 63, 64 with those conditions.

**TICK SEGERBLOM**

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

**VOTE**

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

**TICK SEGERBLOM**

That motion passes.

**SUSAN FLORIAN**

Thank you, County Commissioners. Have a good day.

63. VS-25-0114-CITY LIGHT CHURCH INC:

VACATE AND ABANDON a portion of right-of-way being Sunset Road located between Jones Boulevard and Lindell Road within Spring Valley (description on file). MN/jud/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 62 AND 64).**

**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

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

64. UC-25-0115-CITY LIGHT CHURCH, INC.:

USE PERMIT to allow a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening standards; 2) modify residential adjacency standards; 3) eliminate electric vehicle charging spaces; 4) waive street dedication; and 5) allow a dead-end street to not have a turnaround area.

DESIGN REVIEW for a parking lot on 4.09 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Sunset Road, 280 feet west of Lindell Road within Spring Valley. MN/jud/kh (For possible action)

**ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 62 AND 63).**

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- On-site traffic management to be provided during hours when parking lot is in use;
- 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;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;

- 90 days to record said separate document for the Sunset Road improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 163-36-401-032.

65. SDR-25-0054-305CCD, LLC

SIGN DESIGN REVIEWS for the following: 1) increase directional sign area; 2) increase electronic message unit, video; 3) increase the number of freestanding signs; 4) allow roof signs; and 5) proposed signage in conjunction with a proposed hotel and shopping center on 6.03 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. TS/hw/kh (For possible action)

**ACTION: DELETED FROM AGENDA (HELD TO MAY 21, 2025, PER APPLICANT).**

66. VS-25-0055-305CCD, LLC:

VACATE AND ABANDON a portion of right-of-way being Convention Center Drive located between Channel 8 Drive and Debbie Reynolds Drive; a portion of right-of-way being Debbie Reynolds Drive located between Convention Center Drive and Desert Inn Road; and a portion of right-of-way being Desert Inn Road located between Channel 8 Drive and Debbie Reynolds Drive within Winchester (description on file). TS/hw/kh (For possible action)

**ACTION: DELETED FROM AGENDA (HELD TO MAY 21, 2025, PER APPLICANT).**

67. UC-25-0053-305CCD LLC:

AMENDED USE PERMITS for the following: 1) transient and non-transient hotel; 2) day and nightclub; and 3) offices as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase drive aisle length (no longer needed); 2) reduce loading spaces; 3) reduce throat depth; and 4) alternative street designs.

DESIGN REVIEWS for the following: 1) a shopping center; and 2) a hotel and convention center complex on 6.03 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. TS/hw/kh (For possible action)

**ACTION: DELETED FROM AGENDA (HELD TO MAY 21, 2025, PER APPLICANT).**

## SEC. 6. INTRODUCTION OF ORDINANCES

68. ORD-25-900055: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc. for a single-family residential development on 1.25 acres, generally located south of Richmar Avenue and west of Valley View Boulevard within Enterprise. JJ/jm (For possible action)

**ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY APRIL 2, 2025, AT 9 A.M. (BILL 3-19-25-1).**

**SAMI REAL**

The next item is Item 68. It's an ordinance for introduction of a development agreement. Item 68 ORD-25-900055 is introduce an ordinance to consider adoption of a development agreement with KB Home, Las Vegas Inc. for a single-family residential development on 1.25 acres. Generally located south of Richmar Avenue and west of Valley View Boulevard within Enterprise.

Commissioners we ask that you set the public hearing for April 2, 2025.

**TICK SEGERBLOM**

I introduced the ordinance and set the hearing for April-

**SAMI REAL**

2.

**TICK SEGERBLOM**

April 2-

**SAMI REAL**

2025.

**TICK SEGERBLOM**

2025. I know the year. Thank you.

## PUBLIC COMMENTS

**SAMI REAL**

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

**TICK SEGERBLOM**

All right, Ms. Coleman, here's your chance.

**MARGARET ANN COLEMAN**

Thank you. My name is Margaret Ann Coleman. I own 1316 Wizard, North Las Vegas. Whereas the Board of Commissioners has placed itself in renting out my home to squatters of the community and making me a homeless victim. I move for a motion meeting my demand settlement of 3 billion, 11 million from the State of Nevada due from A204984, the Court Order in which I won in 19 of '82.

I only have received the disrespect and disgrace, placing me with emotional stress from the Board of Commissioners and also the partnership of the District of Attorney Steve Wolfson, A.K.A. Thomas Hopper that has created his self as being Michael Schofield of the accessories office, creating lies with Brandon Johnson. As of today, overruling my ownership of 1316 Wizard placing me in the streets not being able to take care and be the supporter of my family.

I'm being a parent that has no foundation. I have no money to support myself and get out of the streets. I'm only going to the shelter that you have created homeless people. You say this is the month for mothers. Well, mothers are a person that is supposed to be honored, have family and their children. Where are mines? You guys have placed my kids in the danger zone as well as myself. I'm being stalked by ours, family members that owes me that \$3 million when he opened up that convalescent home of seeking property, two acres that was supposed to have been given to me.

I'm requesting this to be given to me due to the fact you are biased and you have broke the code of ethics and you are under the contempt of court, of my Court Order A204984 for over 43 years now with the uses of Deputy (inaudible) with the uses of the Sheriff Department and also now the marshals should arrest you all. Thank you.

**WILLIAM MCCURDY II**

Thank you. Welcome.

**UNIDENTIFIED SPEAKER**

Good morning, gentlemen. We came here to oppose certain items and elements of Items 65 through 67. I didn't understand what happened. You didn't bring it forward.

**WILLIAM MCCURDY II**

Those items were held until I believe the April 16 meeting.

**UNIDENTIFIED SPEAKER**

Oh, they've been moved to April.

**WILLIAM MCCURDY II**

Excuse me, May 21.

**SAMI REAL**

Correct.

**UNIDENTIFIED SPEAKER**

It'll be held then.

**SAMI REAL**

Yep, May 21.

**WILLIAM MCCURDY II**

Yeah, May 21.

**UNIDENTIFIED SPEAKER**

Okay. I want to make one comment on the proposal for 66 of the abandon of right-of-way. The developer and landowner who's making this proposal is presently breaking the law by coordinating often, blocking our access from our historical use of that property. They're presently breaking the law. So, I just want to make a note here that that's the case and that we do oppose part of their proposal. I'm representing 100 landowners who adjoin this property and the two communities that adjoin this property.

**WILLIAM MCCURDY II**

At this juncture, we won't go back and forth, but if you hang tight, I'll have Commissioner Segerblom's team come out and speak with you or you could reach out to his office.

**UNIDENTIFIED SPEAKER**

Okay. Thank you much.

**WILLIAM MCCURDY II**

Thank you.

**CECILIA WEIMER**

It's me again, Cecilia Weimer. I've been to many of these meetings for this property across the street from me and you guys take us out at dinner hour, had a meeting at your new facility over there, the rec center or whatever it is. What I'm saying is I went to the Town Board meeting and so did a lot of our neighbors. If you look at the history, it wasn't just me and they all voted no, your Town Advisory Board. So, I come to the Planning Commission meeting, I don't get heard until almost 10 o'clock at night. So, some of our people left because they had their kids with them and they voted yes. So why are you dragging us out all the time? If you've already made the plans to say yes to this, it's like you didn't even come out.

They put this plan in with no study of the traffic and you approve it. This should have been held over for a little bit so that you could do the study. So, Lennar Homes, next to me, they are trash. They leave trash everywhere. They park in front of my home, threw out their beer bottles. My husband's six-foot eight. He played for UNLV in the early seventies. He went out there and he told them no more parking. So, when you decide to build across the street from me again, those should have been homes that are single story in respect to how we've lived out there.

I don't get what gives you the right. I didn't know I could go talk to Justin Jones and have lunch with him and tell him my story. He knows my story because he fell into KB Homes and they opened my street after 30 years and closed many streets out there. Belcastro up the street, it goes down in front of people's houses and have never had a road there. Instead of going straight out to Wigwam, they made it turn right and then it goes down a little ways in front of another property.

When you guys do your homework, when you're the Commissioner, I mean you can sit there and scratch your eyebrow or whatever, but you need to come to the vicinity of what is being opposed. That's all I'm saying. Out of respect, you have a thing, a banner here, a banner here, Better for Communities. We have nothing out there and I've been there 30 years. We have no rec center. We have no pool like Green Valley or Desert Breeze or a \$12 million pickleball court that our city has wasted money. Don't look at me like that because it's true. It's true. The waste that is going on and the way you guys are allowing mountains of dirt to be everywhere. That's environmental.

**TICK SEGERBLOM**

I'm sorry.

**CECILIA WEIMER**

Look at what you guys are up to. Thank you.

**TICK SEGERBLOM**

Thank you.

**CECILIA WEIMER**

The (inaudible)

**AL ROJAS**

Tick, there is a bill that I wanted to make a comment on. That affects our county. Can I talk about that?

**TICK SEGERBLOM**

You talk about anything you want right now-

**AL ROJAS**

Okay. Thank you very much.

**TICK SEGERBLOM**

For three minutes.

**AL ROJAS**

Okay. There is a bill, it's AB415, which has to do with abandoned cars. Now I want to tell you guys a little bit of my background very quickly, so you'll know where I'm coming from. I lived in the Irvine and Newport Beach, Huntington Beach area for 38 years. Not only is homeless manageable, managing a beach that's trying to bring in drugs from the cartels, drugs on the street, homeless. We've been managing it for over half a century. We know how to manage it and all the development that's going on in Henderson. I was in Irvine when it was orange groves. This is all manageable. And I also grew up in LA (Los Angeles), 18 years old. I went to study engineering in Irvine. So, all of these issues that we're having here in Clark County, I've lived them. I know how they handled a lot of that. I'm not saying I'm the answer to everything, but that's why I decided to step up for the community.

So, there is a county in California called the Nevada County, which charges a \$1 fee, DMV (Department of Motor Vehicles) fee to handle these cars that are being abandoned. I'm an electronics engineer. We had to really swallow our pride when we knew that we were being a toxic waste site for electronic equipment throughout the country and they started a bill back in the early 2000s to address where you have to pay a fee to dispose of electronic equipment when it has to be salvageable. Paying a \$1 fee on DMV to just get rid of all these cars. I listened to the testimony it's going to cost money. You can't depend on people towing these cars for free when they're abandoned. Is something that is very reasonable and maybe a \$2 or \$3 fee for RV cars when they're registered.

I'm asking the Commissioners to closely look at this fee. Closely look at what Nevada is doing and if you feel it's appropriate here for Clark County to recommend that we charge a \$1 fee. People say, "Oh, you're advocating for more fees, Mr. Rojas." I'll pay \$1 to have these cars removed. I spent more money on that just going around reporting these cars to the fix-it app. \$1, that's a bargain.

We don't want to be penny wise and \$1 short, and that's what we're doing. I'm asking the Commissioners to take a look at that. If you like it, let's do it. Thank you very much. Bye.

**TICK SEGERBLOM**

Thank you.

**ANDREW WISSNET**

Hello, my name's Andrew Wissnet and this is my wife, Felicia. We live at-

**TICK SEGERBLOM**

Say it to the mic.

**ANDREW WISSNET**

Sorry. We live at 9806 Belle Marie Court and Enterprise. We were hoping to have some discussion on Items 14 through 17, but according to your paperwork, it looks like they've already been approved. They're all related to another apartment complex that's being built, which will be directly behind our home. Our issue is - Our concern really is when you go down Decatur between Cactus and Silverado Ranch, you already have one completed apartment complex. These are all three-story units. Then there's

townhomes and then another three-story apartment complex that's being built. And then this one that's being proposed.

Our concern is one, obviously traffic that's going to come into the area, and two, you're taking away the suburban area of this valley. If I wanted to live by a bunch of apartments in a congested area, I could have just stayed near the middle of the city. So, there's no benefit for people to want to move to the outskirts when you just keep bringing this high-density housing in these areas. We went to one meeting at town hall and they said it was going to be 270 units on 11 acres. That's a lot. It's a lot of people.

**FELICIA WISSNET**

Big three stories so that we have concern about the three stories looking into our home and yard.

**ANDREW WISSNET**

With some privacy issues as well.

**FELICIA WISSNET**

Privacy issues.

**ANDREW WISSNET**

We just-

**FELICIA WISSNET**

And then there's a daycare that's going to be right in the middle of it. Well, what about the protection of those kids, which you hear on the news about pedophilia and everything around, going around the communities now. And there's all kinds of break-ins coming in now because of these new apartments that are coming in and then we pay \$500,000 for our homes, that's going to bring down our value of our home.

**ANDREW WISSNET**

Which is what we think. We don't know proof of that, but-

**FELICIA WISSNET**

We're paying all this kind of money for our home, for our value to go down.

**ANDREW WISSNET**

We understand, everybody says there's a housing crisis and we need more housing. But then on the other side, we're continuing to build all these homes and all these apartments that bring all these people here. It's not really the people transitioning through the valley. It's people coming in from out of state or out of town. And then we continue to cry about, "Oh, the lake. We're running out of water in Lake Mead. What do we do about the water crisis?" Well, the water crisis just gets worse when you bring more people in using water.

So, these are concerns that we have and maybe we hope it's something that you guys would think about when you start approving more and more building of high-density housing and even just more single homes.

**FELICIA WISSNET**

I think you should have more morals now and start to think about people's needs.

**ANDREW WISSNET**

Well, just in general. Yeah.

**FELICIA WISSNET**

So, you all having (inaudible)

**ANDREW WISSNET**

That's what we have to say. Thank you.

**TICK SEGERBLOM**

Thank you for coming down. Anyone else here? All right, I think we're done. Director, are we done?

**WILLIAM MCCURDY II**

We're adjourned.

**TICK SEGERBLOM**

We're adjourned. Thank you.

**END PUBLIC COMMENTS**

There being no further business to come before the Board at this time, at the hour of 12:08 p.m., the meeting was adjourned.

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

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

[ONLINE MEETING LINK](#)

**APPROVED:**     /s/ Tick Segerblom      
TICK SEGERBLOM, CHAIR

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