

Board of County Commissioners

CLARK COUNTY, NEVADA

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COMMISSION CHAMBERS, GOVERNMENT CENTER
500 SOUTH GRAND CENTRAL PARKWAY
LAS VEGAS, NEVADA 89106
WEDNESDAY, NOVEMBER 2, 2022

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Wednesday, the 2nd day of November 2022 at the hour of 9:00 a.m. The meeting was called to order at 9:01 a.m. by Chair Gibson and on roll call, the following members were present, constituting a quorum of the members:

CALL TO ORDER

CHAIR AND COMMISSIONERS:

Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
Michael Naft
Tick Segerblom

Absent:

William McCurdy II

Also Present:

Robert Warhola, Deputy District Attorney
Sami Real, Planning Manager
Jennifer Ammerman, Assistant Planning Manager
Antonio Papazian, Manager, Development Review
Jason Allswang, Senior Plan Checker
Jewel Gooden, Assistant Clerk, BCC
Keri Miller, Deputy Clerk

Commissioner McCurdy II entered the meeting during the routine action items.

ITEM NO. 1 Public Comment

JIM GIBSON

The first item of business is the - is public comment. Anyone who wishes to speak on an item that is on our agenda this morning is invited to come forward and tell us which item you're addressing, give us your name, spell your last name for our clerk, and please – um - limit your comments to three minutes.

Is there anyone who wishes to speak?

There being no one, we'll move on.

ITEM NO. 2 Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)

SAMI REAL

Good morning, Commissioners. The second item is the approval of the agenda after considering any additions or deletions of items.

Staff has the following requests. Hold to the November 16th, 2022 BCC meeting: Item 4 DR-22-0465, Item 20 UC-22-0461, Item 21 UC-22-0468, Item 22 UC-22-0458, Item 23 WS-22-0463, Item 24 WS-22-0464, Item 25 WS-22-0466, and Item 26 WS-22-0467.

Hold to the December 7th, 2022 BCC meeting: Item 27 VS-22-0516, Item 28 WS-22-0517, Item 29 WS-22-0484, Item 30 NZC-22-0381, Item 31 VS-22-0382, Item 32 TM-22-500129, and Item 38 VS-22-0482.

Uh - lastly, hold to the December 21st, 2022 BCC meeting: Item 36 NZC-22-0481, and Item 37 TM-22-500168.

Uh - the above public hearing items are gonna be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 4, 20 through 32, and 36 through 38, the agenda stands ready for your approval.

GIBSON

Thank you. Are there other changes to the agenda at the pleasure of the Board? There are none. I'll entertain a motion.

JUSTIN JONES

Motion to approve the agenda with those changes.

GIBSON

There's a motion to approve the agenda, with those changes, by Commissioner Jones. Any discussion on the motion? Please cast your votes. The motion carries.

ACTION:

It was moved by Commissioner Justin Jones, and carried by the following vote, that the agenda be approved.

VOTING AYE: Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Ross Miller, Michael Naft, Tick Segerblom

VOTING NAY: None

ABSTAINING: None

ABSENT: William McCurdy II

ITEM NO. 3 Approval of minutes. (For possible action)

REAL All right. Next on the agenda is Item 3 – uh - which is the approval of the minutes. The minutes of October 4th, 2022, Zoning Meeting, are ready for approval.

JONES Motion for approval.

GIBSON There's a motion for approval of the minutes, any discussion? Please cast your votes. The motion carries.

ACTION: It was moved by Commissioner Justin Jones, and carried by the following vote, that the minutes be approved.

VOTING AYE: Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Ross Miller, Michael Naft, Tick Segerblom

VOTING NAY: None

ABSTAINING: None

ABSENT: William McCurdy II

ROUTINE ACTION ITEMS (4-19):

REAL The next are the routine action items, which consist of 4 through 19, except those items which have been previously deleted, and then, Items Number 11 and 15, which will be heard separately. These items may be considered in one motion and are subject to the conditions listed with each agenda item.

In addition, we have the following amendments: Item 8 UC-22-04, sorry 0504, add Current Planning condition to read: Lease agreements for the units shall stipulate that garages shall be limited to parking, and that they can be inspected monthly to verify that they are not being used for storage.

Item 12 VS-22-0513 replace the first condition under Public Works with: Vacation to be recorded prior to final Certificate of Occupancy.

And then, finally, Item Number 13 WC-22-400106, which is – uh - from WS-21-0683, modify Current Planning condition by adding: Retaining walls may be up to 3.33 feet (40 inches) in height, to accommodate five courses of 8-inch block (40 inches maximum height) in order to retain up to 3 feet, with a maximum overall wa - wall height of 9 feet.

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

GIBSON Thank you. Any other questions or comments on the routine action items? Then I'll entertain a motion.

JONES Motion to approve the routine action items with those stated changes.

GIBSON

There's a motion to approve as suggested by - by staff. Any discussion on the motion? Please cast your votes. Motion carries.

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the routine action items be approved with staff amendments as discussed.

ITEM NO. 4 DR-22-0465-COUNTY OF CLARK (PUBLIC WORKS):

HOLDOVER DESIGN REVIEW for parking lots in conjunction with an existing detention basin on 97.3 acres in a P-F (Public Facility) (AE-60 and AE-65) Zone. Generally located on the east side of Decatur Boulevard and the north side of Sobb Avenue within Paradise. MN/md/syp (For possible action):

ACTION:

Deleted from the agenda (held to November 16, 2022 per the applicant).

ITEM NO. 5 DR-22-0514-PINGREE 2000 REAL ESTATE HOLDINGS, LLC:

DESIGN REVIEWS for the following: 1) comprehensive sign plan; and 2) lighting plan in conjunction with a vehicle rental facility on 2.7 acres in a C-1 (Local Business) (AE-60) Zone. Generally located on the south side of Warm Springs Road and the east side of Haven Street within Enterprise. MN/jgh/syp (For possible action):

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

- Lighting on pole mounted fixtures limited to 25 feet in height except lighting along the south side of the property is limited to 15 feet.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

ITEM NO. 6 ET-22-400097 (DR-18-0413)-BEARD FAMILY TRUST & BEARD JOHN M & SUSAN M TRS:

DESIGN REVIEW SECOND EXTENSION OF TIME for finished grade in conjunction with a proposed single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Azure Drive and the east side of Campbell Road within Lone Mountain. RM/dd/syp (For possible action):

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

- Until July 18, 2024 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

ITEM NO. 7 ET-22-400107 (WS-19-0682)-SRMF TOWN SQUARE OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to encroach into airspace.

DESIGN REVIEW for a hotel in conjunction with an existing shopping center (Town Square) on a portion of 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/dd/syp (For possible action):

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

- Until October 16, 2024 to commence.
- Applicant is advised that all plant material shall be recommended per the Southern Nevada Regional Plant list; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

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;
- 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 30.48 PART B 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 and is still valid.
- 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.

ITEM NO. 8 UC-22-0504-46.8 ACRE INVESTORS LLC:

USE PERMIT for a multiple family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) reduce setback.

DESIGN REVIEWS for the following: 1) multiple family residential development; 2) modify parking requirements; 3) alternative parking lot landscaping; and 4) finished grade on 19.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Erie Avenue, 575 feet west of Las Vegas Boulevard South within Enterprise. MN/md/syp (For possible action):

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff and additional conditions as discussed.

CONDITIONS OF APPROVAL -

Current Planning

- Lease agreements for the units shall stipulate that garages shall be limited to parking and that they can be inspected monthly to verify that they are not being used for storage;
- 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 final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Erie Avenue and associated spandrel;
- Grant a 60 foot wide roadway easement for the frontage road on the west side of the site.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0049-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 9 VS-22-0506-46.8 ACRE INVESTORS LLC:

VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue and Chartan Avenue (alignment), and between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/md/syp (For possible action):

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Erie Avenue, and associated spandrel;
- Grant a 60 foot wide roadway easement for the frontage road on the west side of the site;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

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

ITEM NO. 10 UC-22-0526-TGI VEGAS HOLDINGS, LLC:

USE PERMIT for temporary construction activities on 2.5 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the south side of Russell Road (alignment) and the east side of Las Vegas Boulevard South within Paradise. JG/bb/syp (For possible action):

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that the improvements and activities authorized with this application shall cease and be removed upon completion of the Dream Hotel; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

ITEM NO. 11 UC-22-0556-LV DIAMOND PROPERTY I, LLC:

USE PERMITS for the following: 1) racetrack with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants, and temporary parking for recreational vehicles during special events; 2) recreational facility with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; 3) fairground with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; 4) live entertainment; 5) on-premises consumption of alcohol; 6) allow the primary means of access to an outside dining, drinking, and cooking area from the interior of the site; 7) eliminate the protective barrier between the outside dining/drinking area and parking area; 8) eliminate the pedestrian access around the perimeter of the outside dining/drinking area; 9) permit outside dining, drinking, and cooking in conjunction with a racetrack, recreational facility, and fairground; and 10) reduce the separation between outside dining, drinking, and cooking and a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between live entertainment and a residential use; 2) reduce the separation between on-premises consumption of alcohol and a residential use; 3) allow construction and/or demolition activities beyond daytime hours; 4) permit lighting to project upward; 5) waive noise standards; 6) waive lighting standards; 7) waive vibration standards; 8) allow a roof sign; 9) eliminate striping from parking areas; 10) eliminate street landscaping; 11) eliminate parking lot landscaping; 12) eliminate landscaping adjacent to a less intensive use; 13) reduce setbacks; 14) increase fence and wall height; 15) eliminate the pedestrian walkway from the adjacent sidewalks to the principal building; 16) allow modified driveway design standards; 17) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 18)

allow non-standard improvements within the right-of-way.

DESIGN REVIEWS for the following: 1) racetrack with accessory uses; 2) recreational facility with accessory uses; 3) fairground with accessory uses; 4) signage; and 5) finished grade on 37.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/md/ja (For possible action):

GIBSON

Alright.

REAL

Catching my breath before I go into this one. So, (laughs) Item Number 11 will be the first – uh - first item. That's UC-22-0556, use permits for the following: racetrack with accessory uses, including but not limited to: shops, snack bars, lounges, and restaurants, and temporary parking for recreational vehicles during special events; recreational facility with accessory uses, including but not limited to: shops, snack bars, lounges, and restaurants; fairgrounds with accessory uses, including but not limited to: shops, snack bars, lounges, and restaurants, live entertainment, on-premise consumption of alcohol; allow the primary means of access to an outside drinking, dining, and cooking area from an interior of the site; eliminate the protective barrier between the outside dining/drinking area and parking area; eliminate the pedestrian access around the perimeter of the outside drinking/dining area; permit outside dining, drinking and cooking in conjunction with the racetrack recreational facility and fairground; and reduce the separation between outside dining, drinking and cooking and a residential use.

Waivers of development standards of the following: reduce the separation between live entertainment and a residential use; reduce the separation between on-premise consumption of alcohol and a residential use; allow construction or demolition activities beyond daytime hours; permit lighting to project upward; waive noise standards; waive lighting standards; waive vibration standards; allow a roof sign; eliminate striping from parking areas; eliminate street landscaping; eliminate parking lot landscaping; eliminate landscaping adjacent to a less intensive use; reduce setbacks; increase fence and wall height; eliminate the pedestrian walkway from the adjacent sidewalks to the principal building; allow modified driveway design standards; waive full off-site improvements, curb, gutter, sidewalks, street lights, and partial paving; and allow non-standard improvements within the right-of-way.

Design review for the following: racetrack with accessory uses; recreational facility with accessory uses; fairground with accessory uses; and signage; and finish grade on 37.6 acres in an H-1 (Limited Resort and Apartment) Zone (AE-60), generally located on the east side of Koval Lane and the north side of Harmon Avenue, within Paradise.

GIBSON

Nothing more?

REAL

(laughs). Not at this time.

GIBSON

Good morning.

STEPHANIE ALLEN

Good morning, Mister Chairman. Commissioners. Stephanie Allen, 1980 Festival Plaza Drive. With me is Terry Miller, with Miller Project Management. We're both here this morning on behalf of the applicant, and we're very proud and honored to be here, representing the Las Vegas Grand Prix, with respect to the Formula 1 race that's coming in a little over a year, in November of 2023.

The zoning application that's before you today is with respect to the Las Vegas Grand Prix's paddock site, which is the start and finish line of the race, located at the northwest corner of Koval and Harmon. Before I turn it over to Terry, to go through the presentation, I do just wanna take one minute to thank your staff very much. As you can - as you heard, this is an extensive application, and a unique application. It's not every day you have a racetrack going down Las Vegas Boulevard. So - um - we very much appreciate Nancy Amundsen, and the Planning staff, Sami - um - Mark Donohue, the - the planner on this project was extremely helpful, and we appreciate all his help on this. Also, Public Works, Denis, Antonio, Jason and their teams were amazing. And we will, obviously, be continuing to work with them between now and - and next November on this race.

So, we very much appreciate all their help. I do wanna just mention that we have reached out to the neighbors and the - in the area - um - we had two meetings with Marie Antoinette, which is across the street, and - and they were very gracious in listening to the application, and, as we explained, all those extensive - um - land use applications, we have committed to them, we will continue to communicate with them. They are probably the most affected property owners - um - adjacent to the site, and we'll con - continue to be good neighbors with them. We've also met with a number of the other property owners in the area as well. So, with that said, I will turn it over to Terry, and then we'll answer any questions and go through the revised conditions.

TERRY MILLER

Thank you. And, again, for the record, Terry Miller, with Miller Project Management. Um - Project Management - Project Manager for - uh - Las Vegas Grand Prix. Um - again, appreciate your attention and your efforts as we move this - uh - forward, in - into a reality.

Uh - today we are talking about the paddock site, but I wanted to give an overview of the entire circuit so that it puts a little context to the project itself. Uh - as you can see on the screen, the entire black circuit runs from Las Vegas Boulevard, Harmon - uh - Koval, we zip around the Sphere - the Sphere, and then we come down Sands.

And what we're really talking about is the paddock site, which is up here in this corner. Which is at the - uh - northeast corner of - uh - Koval and Harmon. Um - the paddock site itself is shown on this slide. The only - um - physical - uh - components of this site, that are permanent - uh - is in the red, and on the black.

The black is the track that comes through our site - uh - red is a three-

T. MILLER

story building – uh - which is the paddock building, and I'll get into that a little more detail. Everything else is temporary. It's set up for the track, for the – uh - race event itself. So, the blue – uh - areas are, in fact, spectator grandstands, hospitality suites. Um - the purple and the - and the yellow areas are fan activation zones, where we will have the activity of our spectators coming in and seeing exactly what Formula 1 is like – uh - prior to the race, after the race.

Um – the – uh - more orange building is the - the temporary - are the temporary facilities for the team hospitality suites. Uh - consider that the green rooms for the drivers. So, they go into those hospitality suites, they prepare for the race – um - and then they walk across the actual paddock, which is the space between their hospitality suite and the paddock building, the red building. Um - they'll walk over to their garages, they'll – uh - get into the vehicles and - and obviously activate for - for the race itself.

As we look at the plan – um - the track actually comes onto our property from the intersection of Koval and Harmon. And, again, some of the waivers and - and conditions that we're looking at are unique to the racetrack. Because, as we come onto our property, we have to stay flat with the - the street – uh - surface. Which means we have to take out the cu - the gutters and the - the curbs, and in its replacement – uh - after the race, we will come in with temporary – uh - barriers and - and construction that - that secures that site area, but still allows sidewalks to - to occur, and we'll put in access ramps so that individuals on the sidewalk, step down, onto the grade. Um - traffic signalization, pedestrian signalization will - will remain the same as it is when the race is not happening.

And a similar situation on the northern side – uh - of our site, at Koval, where we come back onto the Koval surface. Again, same thing. We'll - we'll remove – uh - curb and gutter, and then, in its place, we'll put temporary barriers – uh - for non-race events.

The building itself, as I indicated, is three stories. It starts with the ground level, which is the paddock pit building - or the paddock pit garages. Um - as you can see, in the shades of green, we have separated all the garages into the teams. So, we currently have – uh - ability to have 12 teams. There's only 10 teams currently, but we've planned for expansion of - of the Formula 1 event, here in Las Vegas, of such that we can add another two teams.

Um - each garage has three bays. Each bay has garage doors. So, we'll actually be able to open up both sides of this level, so that people can see all the way through that pit garage, into the pit area, or to the paddock area. So, that lower level will, in fact, be the working area for the teams, as they come in with all their technology, all the driver – uh – uh - the drivers as well as all of the - the team – uh - members that are coming in to prepare the cars – uh - for the event itself.

T. MILLER

The next level up, in fact, the next two levels, are the hospitality clubs. Um - that's where we'll basically build what are exhibition floors, or ballroom floors, where our sponsors come in and actually create their own small hospitality – uh - venue, ins - inside the building, for their customers, and for their sponsors – uh - that come in for the race itself. So, Rolex, Pirelli, all of those key individuals that are part of a Formula 1 race, will come in and set up their suite amenities on these two floors.

The building is about 100 feet wide, by 1,000 feet long. So, it's the length of three football fields. It's not a small structure, in the sense that it is long, but it's fairly narrow – um - and purposefully, o - obviously, to set up for how we function in - in the race event itself. Um - the two floors of hospitality club also have an exterior balcony, that a person can go all the way around the building. So, 360 degrees, you can be able to go around the building, and see the race, from two or three levels above.

What's really interesting is, on one side, you'll be able to look down and see the finish and s – the - the start and finish line. If you walk around, go to the other side of the building, you'll be able to see the track going away, and see the - the skyline of - of the resort corridor – uh - behind it. On the very top is the roof – uh - terrace. We will activate that for food and beverage. It will not be to the level of our hospitality clubs, but there will be customer spectators up on top of the roof, that can actually see, again, the race. Not only from the vantage of looking down onto the track, but seeing, again, in the distance – uh - the skyline of the resort corridor – um - the Boulevard, and everything that goes along with the - what we see in Vegas - what we have in Vegas.

This is an image of the design, as we have it today. Um - this is as if you were standing at the corner of Koval and Harmon, looking back to the northeast. This is our main entry. You can see stairs and escalators that lead individuals up to the club levels. Around the side of it, you can actually enter into the paddock area. The space between the team hospitality building and the pit building.

And, you can see here are the garages that, again, open up – uh - on the pit garages themselves - or on the pit garage - garages themselves. There's those – um - doors are actually coiling doors that go up and out - out of the way, out of the view.

The building itself is going to be fairly transparent because we have glass that goes all the way around. We have - we have researched and we're responsible relative to the heat gain, and - and the conditions of the glass itself. Um - special glass so that – uh - it does reduce – uh - heat gain during the summer months.

Even though our race is at night – um - in Vegas, on - on November 16th, 17th and 18th – uh - we recognize that it's still going to be a year-round use, and so, we are still attending to the environmental issues – en - environmental issues that we always do when we're designing facilities.

T. MILLER

You can get a glimpse here of the red logo, that I'll show you in a second, that sits on top of the building, which is a pretty nice marker for F1 and the event here in Las Vegas. So, here's some images, again, of the building itself, as it sits on - on the property. In the lower left-hand side, you can see the F1 logo that I was just referring to. So, this is actually a sign that's gonna sit horizontally on top of the roof. We've also looked at the idea of making it an LED screen. So, you can see in the lower - uh - right hand corner, if we actually create an LED screen inside that Formula 1 logo on top.

This is a glamor shot, from the blimp, from the helicopters. Um - it's going to be a great shot that also has the - the Boulevard in the background, or, the resort corridor in the background. We've actually received approval from FAA on putting this on top of the roof, and now we have applied for Director's Permit - uh - from Director Vassiliadis, at - uh - Harry Reid, which is the next step in - in approving - uh - an LED screen on top of the - on top of the roof.

As you can see, the - the building itself is fairly modernistic in terms of its architectural style, but it's also industrial, so it - it - uh - also - uh - looks like an automotive and a F1 facility as - as we come closer and closer to the event.

This is an image of - of the LED screen - um - light emittance. We shared this with the Marie Antoinette - uh - people to - uh - assure them that, if we have a horizontal LED screen on top of the roof, the angle of its viewability is such that, it will not shine into the - uh - rooms in the condos of Marie Antoinette.

There's also noted that, Marie Antoinette - uh - obviously will not be dwarfed by what we are building over on - uh - the side, across the street. Um - without putting words in anybody's mouth, they were pretty pleased with the fact that it's a building that is lesser scale, in terms of the height of - of their facility across the street.

So, all in all, this is - this is where we are, and - and the design intent of our project - uh - on that site. We appreciate your - your time and attention to it. I'll turn it back over to Stephanie at this point, to see if there're any questions - uh - to be answered.

ALLEN

Thank you, Mister Commissioner. I think - um - we have a couple of conditions that are revised and added that we're happy to agree to today. And we appreciate you, Mister Chairman, and Blanca, working with us until the wee hours of last night, or late hours of last night, working on those conditions. Um - I don't know if you want me to read those into the record, or Antonio and yourself? I'm happy to do whatever your preference is.

GIBSON

Well, why don't you read what you have, and then -

ALLEN

Okay.

GIBSON

- we'll, I'll be real clear about what we're understanding here.

ALLEN

Okay. (laughs).

Um - so, with respect to the three added conditions – um - these relate specifically to the residents that are adjacent to our property. We committed to them in our meetings that, we would notify them in the future... they understand, three days a year this is going to be an intense site, obviously, with racetracks, but there's also – um - other events that will take place on this property.

This is Formula 1's permanent site in Las Vegas, and they will have some events throughout the year, and so we've agreed to provide the adjacent property owners notice of those events. So, these three conditions relate to that. The first is that, residents of the abutting residential development, and County staff, to be notified a minimum of 30 days prior to each outdoor special event planned. Providing details of the proposed event activity timelines - activities and timelines - excluding the Formula 1 race. So, obviously each year the race will take place, but we'll provide them notice of all the details of other events. Number two is, a Temporary Commercial Permit must be submitted and approved for every outdoor special event, excluding the Formula 1 race. And number three, generally the operating hours for all outdoor events, excluding the Formula 1 race, will end at midnight Sunday through Thursday. Outdoor events that include hours of operation ending after midnight Sunday through Thursday, will be requested through the Temporary Commercial Permit Application.

So, those are the three that we've agreed to with respect to the adjacent property owners. And then, with respect to – um - the Planning and Public Works conditions. Uh - Planning Condition number two, the Town Board – uh - requested that we do a two-year review, with respect to landscaping. So, it's – um - a slight amendment to bullet point Number 2, under Planning. And we're fine with that. It was limited only to the landscaping, and - and we understand that - that's an important component of the project. So, we will commit to do a two-year review on the landscaping.

With respect to Public Works, um, bullet points Number 5 and Number 10, we've worked closely with Denis, Antonio and Jason on these, and we would ask to revise bullet point Number 5, to state: applicant owner to either construct full off-site improvements on Harmon and Koval within four years, or, within 30 days of the County's opening bid for the Harmon and Koval Land Improvement Projects, pay a contribution for local roadway drainage or trail related improvements, in lieu of constructing full off-site improvements on Harmon and Koval Lane, as determined by Public Works. Public Works has projects on both those streets, so we'll either contribute to their projects or build those off-sites ourselves.

With respect to condition Number 10 - bullet point Number 10 - we've

ALLEN asked to revise it to state: within 30 days of the BCC approval of the Howard Hughes Parkway alignment, provide such additional dedication of portions of APN 16221510038 through 040 and 16221613001 through 011, to accommodate additional property needed, based on solutions developed by Clark County, for the Howard Hughes Parkway alignment, other than on APN 16221601007. And those are the conditions.

GIBSON So, Antonio, are those the way we understand them as well?

ANTONIO PAPAZIAN Thank you, Commissioner. They are.

GIBSON Okay. And – uh - there was, I think, a - a review of the waiver development status related to detached sidewalks that we're going to keep. That would be a four-year review.

ALLEN Great.

GIBSON And you understand that, right?

ALLEN Yes, sir.

GIBSON Okay.

ALLEN Thanks.

GIBSON Alright. So, we now have in the record everything that we think we are going to do here.

ALLEN Right.

GIBSON Let's – uh - open up a public hearing, and invite anyone who wishes to speak on this item to come forward. So, it doesn't appear there is anyone. So, the public hearing is closed.

Um - the work that has been done has been - uh - some of it has been hurried, but it's because we didn't have a year. We didn't have six or eight more months. And – um – I - my hat is off to you – uh - the way you have conducted yourselves. The meetings with Marie Antoinette have been really productive. Um - that's a tough one. They're right across the street. They're thrilled to death with the Formula 1 race that's gonna happen right in their – up - you know, off their balconies – uh - and that makes sense. Um - but, in every case you've worked with us, and we appreciate that. I know that it is tough to constrain operations. We're used to – uh - on the Boulevard, not constraining – uh - operations, in terms of times of day and night, and all of that. And we appreciate your willingness to work with us. The - the use permit process will give us an opportunity to do some things. The TC, the Temporary Commercial Permit, will give us an ability to take a look at things, and - and work with the neighbors when things come up that go outside the - the parameters of what we're indicating as, kind of, the baseline general conditions. And we feel good about that.

GIBSON So, I am really happy with what you've done. This is a marvelous opportunity for us. Um - we can't wait to see things happen over there. We're imagining you're not gonna let any grass grow? You're going to get after it here pretty quickly. And – uh - we'll watch that with great interest. I don't have any other questions. Um - are there... do any of my colleagues have concerns or questions? Okay. So, at this point, I would move approval, subject to the conditions – uh - the staff conditions, the Town Board conditions, which will include, in part, the conditions that were read today. And to the extent it doesn't, include also the conditions that were read into the record today. Is that clear? And is that -

ALLEN Yes, Sir.

GIBSON - have I made myself clear?

ALLEN Yeah.

GIBSON Okay (laughs). All right. That's my motion, please cast your votes. And the motion carries.

ALLEN Thank you very much.

GIBSON Thank you very much.

T. MILLER Thank you very much.

ALLEN Appreciate it.

MARILYN KIRKPATRICK Mi - Mister Chair, before we go to the next item, I just honestly want to say, thank you for briefing all of the Commissioners, and keeping us in the loop along the way, so it makes today – uh - easier. Um - and appreciate you, the willingness to reach out to everyone to, kind of, hear our concerns and – um - keep the - keep the ball moving.

T. MILLER Thank you, appreciate it.

ALLEN Thank you, appreciate it.

ACTION: It was moved by Commissioner Jim Gibson, and carried by unanimous vote, that the application be approved subject to staff, Town Board, and additional conditions as discussed.

CONDITIONS OF APPROVAL -
Current Planning

- Expunge UC-19-0667;
- 2 years to review the waivers of development standards for all on-site landscaping (not including street landscaping);
- 4 years to review the waiver of development standards for street landscaping including the detached sidewalks;
- Residents of the abutting residential development and the County staff to be notified a minimum of 30 days

prior to each outdoor special event planned providing details of the proposed event activities and timeline, excluding the Formula 1 race;

- A temporary commercial permit must be submitted and approved for every outdoor special event, excluding the Formula 1 race;
- Generally, the operating hours for all outdoor events, excluding the Formula 1 race, will end at midnight, Sunday through Thursday. Outdoor events that include hours of operation ending after midnight Sunday through Thursday, will be requested through the temporary commercial permit application;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 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; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 10 feet for Harmon Avenue and 10 feet for Koval Lane;
- Applicant/owner to either construct full off-site improvements on Harmon Avenue and Koval Lane within 4 years or, within 30 days of the County's opening bid for the Harmon Avenue and Koval Lane improvement projects, pay a contribution for local roadway, drainage, or trail-related improvements in lieu of constructing full off-site improvements on Harmon Avenue and Koval Lane as determined by Public Works;
- The installation of full off-site improvements on Rochelle Avenue is deferred for up to 4 years, or sooner if Clark County has an improvement project;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Rochelle Avenue;
- Within 30 days of the BCC approval of the Howard Hughes Parkway alignment, dedicate right-of-way for said alignment, which will not require any portion of APN 162-21-601-007;
- Within 30 days of the BCC approval of the Howard Hughes Parkway alignment, provide such additional dedication of portions of APNs 162-21-510-038 through 162-21-510-040 and 162-21-613-001 through 162-21-613-011 to accommodate additional property needed based on solutions developed by Clark County for the Howard Hughes Parkway Alignment, other than on APN 162-21-601-007;
- Within 6 months of the BCC approval of the Howard Hughes Parkway, all public and private improvements on and adjacent to APNs 162-21-510-038 through 040 and 162-21-613-001 through 011 shall be removed by the applicant/owner;
- 30 days to coordinate with Public Works - Design Division for the Howard Hughes Parkway, Harmon Avenue, and Koval Lane improvement projects;
- Vacate any unnecessary rights-of-way and/or easements determined by Public Works.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

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

ITEM NO. 12 VS-22-0513-RG NELLIS NV, LLC:

VACATE AND ABANDON portions of a right-of-way being Carey Avenue located between Lamont Street and Nellis Boulevard within Sunrise Manor (description on file). TS/bb/syp (For possible action):

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff and additional conditions as discussed.

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recorded prior to the final Certificate of Occupancy;
- Revise legal description, if necessary, prior to recording.

ITEM NO. 13 WC-22-400106 (WS-21-0683)-GREYSTONE NEVADA, LLC:

WAIVER OF CONDITIONS of a design review requiring stair step with a planter 3 feet in width between the retaining wall and the screening wall for a previously approved single family residential development on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/sr/syp (For possible action):

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff and additional conditions as discussed.

CONDITIONS OF APPROVAL -

Current Planning

- Retaining walls over 3 feet adjacent to residential properties to include a stair step with a 3 foot planter between the retaining wall and screen wall;

- Retaining walls may be up to 3.33 feet (40 inches) in height to accommodate 5 courses of 8 inch block (40 inches maximum height) in order to retain up to 3 feet with a maximum overall wall height of 9 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0307-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 14 WS-22-0474-BEAZER HOMES HOLDINGS, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEW for finished grade in conjunction with a previously approved attached single family (townhouse) residential planned unit development on 5.0 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/md/syp (For possible action):

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

- Until August 18, 2025 to complete;
- 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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

ITEM NO. 15 ZC-22-0503-PHILLIPS R DEAN NON-GST MARITAL TRUST, ET AL:

ZONE CHANGE to reclassify 3.7 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone.

USE PERMIT for a multiple family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) reduced parking.

DESIGN REVIEWS for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the east side of Valley View Boulevard, 300 feet south of Flamingo Road within Paradise (description on file). MN/gc/syp (For possible action):

REAL

Okay, Commissioners. The next item is item Number 15 – uh - zone change, ZC-22-0503. Zone change to reclassify 3.7 acres from an M-1 (Light Manufacturing) Zone, to an H-1 (Limited Resort and Apartment) Zone. Use permit for a multiple family residential development. Waivers

REAL of development standards for the following: increase building height and reduce parking. And then design reviews for the following: multiple family residential development, and alternative parking lot landscaping and finished grade. Generally located on the east side of Valley View Boulevard, 300 feet south of Flamingo Road, within Paradise.

GIBSON Good morning.

LIZ OLSON Good morning. Liz Olson, 1980 Festival Plaza Drive. Here on behalf of the applicant Fore Property. Uh - thank you for letting us pull this quickly to – uh - review what we'd like to request a quick change on. Um - our application is for this site located here where, right on Valley View, and south of Flamingo. Cross Valley View we have the Calida Multi Family, and just to the west of that is The Palms. Uh - we're requesting a zone change to H-1, for a 258 unit, multi-family development. Staff and Paradise Town Board have both recommended approval.

Um - we did meet with Commissioner Naft to go over the application. Um - after our submittal and processing of the application, it was determined that an additional 10 feet would be needed for a stairwell and some of our elevator shafts. Um - right now we have a waiver for 85 feet. So, we'd like to request that waiver to go up to 90 feet, if the Board is inclined to do so. But otherwise, we appreciate staff's recommendation, and I'm happy to answer any questions.

GIBSON Thank you. This is a public hearing. Is there anyone here who wishes to speak on this item? There being no one, Commissioner Naft?

MICHAEL NAFT Thank you, Mister Chairman. Thank you for your presentation. I don't believe that the additional 10 feet would've negatively impacted either Staff's or the Paradise Town Advisory Board's recommendation for approval. And – uh - so, because of that, with the amendment, I'll move for approval. Sami, is there anything else needed?

REAL No, I just wanna clarify on the record. I thought – um - I thought Miss Olsen said 90 feet, but I thought that they needed -

NAFT 95.

REAL ... to increase to 95 feet?

NAFT Yup. The change would be from 85 to -

REAL Yes.

NAFT - 95 feet, is that correct?

OLSON Yes, that's correct.

NAFT Okay. In that case, a motion for approval of Item 15, with the stated change.

has been issued by the Department of Aviation.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a standalone 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 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.

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 #0371-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 16 NZC-22-0455-HARSCH INVESTMENT PROPERTIES, LLC:

ZONE CHANGE to reclassify 3.0 acres from an M-D (Designed Manufacturing) (AE-65) Zone to a C-2 (General Commercial) (AE-65) Zone in conjunction with an existing commercial center. Generally located on the north side of Sunset Road and the east side of Pecos Road within Paradise (description on file). JG/rk/syp (For possible action):

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

- No resolution of Intent and staff to prepare an ordinance to adopt the zoning.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

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

ITEM NO. 17 ORD-22-900625: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Tri Pointe Homes Nevada, Inc. for a single-family residential development (Silverado Ranch & Arville) on 7.6 acres, generally located east of Arville Street and south of Silverado Ranch Boulevard within

Enterprise. JJ/dd (For possible action):

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 4994) be approved.

ITEM NO. 18 ORD-22-900629: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Horizon West Homes LLC for a single-family residential development (Fort Apache & Gomer) on 1.1 acres, generally located east of Fort Apache Road and south of Gomer Road within Enterprise. JJ/dd (For possible action):

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 4995) be approved.

ITEM NO. 19 ORD-22-900630: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with PN II, Inc. for a single-family residential development (Russell & Tenaya) on 9.3 acres, generally located north of Russell Road and west of Tenaya Way within Spring Valley. MN/dd (For possible action):

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 4996) be approved.

ITEM NO. 20 UC-22-0461-ITAI INVESTMENTS, LLC:

HOLDOVER USE PERMIT for a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.

DESIGN REVIEW for a parking lot on 1.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Hacienda Avenue and the west side of Dean Martin Drive within Paradise. MN/md/syp (For possible action):

ACTION: Deleted from the agenda (held to November 16, 2022 per the applicant).

ITEM NO. 21 UC-22-0468-WESTSTATE LAND:

HOLDOVER USE PERMIT for a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.

DESIGN REVIEW for a parking lot on 2.5 acres in an H-1 (Limited Resort and Apartment) (AE-60 and AE-65) Zone. Generally located on the west side of Century Park Drive and the south side of Quail Avenue within Paradise. MN/md/syp (For possible action):

ACTION: Deleted from the agenda (held to November 16, 2022 per the applicant).

ITEM NO. 22 WS-22-0458-GLOBAL LUXURY REAL ESTATE INVESTMENT FUND, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) reduce access gate setback; and 3) required trash enclosure.

DESIGN REVIEW for a parking lot on 2.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Hacienda Avenue, 270 feet west of Dean Martin Drive within Paradise. MN/md/syp (For possible action):

ACTION: Deleted from the agenda (held to November 16, 2022 per the applicant).

ITEM NO. 23 WS-22-0463-LV LIVE LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.

DESIGN REVIEW for a parking lot on 2.1 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Dewey Drive and the west side of Polaris Avenue within Paradise. MN/jud/syp (For possible action):

ACTION: Deleted from the agenda (held to November 16, 2022 per the applicant).

ITEM NO. 24 WS-22-0464-SERVICE MASTERS PROPERTY, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.

DESIGN REVIEW for a parking lot on 2.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Ali Baba Lane and the west side of Polaris Avenue within Paradise. MN/hw/syp (For possible action):

ACTION: Deleted from the agenda (held to November 16, 2022 per the applicant).

ITEM NO. 25 WS-22-0466-PRECISION PROPERTIES, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.

DESIGN REVIEW for a parking lot on 2.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Diablo Drive, 355 feet east of Wynn Road within Paradise. MN/hw/syp (For possible action):

ACTION: Deleted from the agenda (held to November 16, 2022 per the applicant).

ITEM NO. 26 WS-22-0467-5 STAR DEVELOPMENT, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.

DESIGN REVIEW for a parking lot on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, 670 feet north of Dewey Drive within Paradise. MN/md/syp (For possible action):

ACTION: Deleted from the agenda (held to November 16, 2022 per the applicant).

ITEM NO. 27 VS-22-0516-SIERRA GROUP HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Horizon Sunset Drive (alignment), and between Spencer Street and Wishing Well Road (alignment) within Paradise (description on file). MN/jgh/syp (For possible action):

ACTION: Deleted from the agenda (held to December 7, 2022 per the applicant).

ITEM NO. 28 WS-22-0517-SIERRA GROUP HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) architectural compatibility; 2) reduced setbacks; 3) reduced trash enclosure setback; 4) reduced throat depth; 5) reduced setback adjacent to single family residential use; and 6) parking lot landscaping.

DESIGN REVIEW for 2 proposed office buildings on 1.1 acres in a CRT (Commercial Residential Transitional) Zone. Generally located on the south side of Windmill Lane, 660 feet east of Spencer Street within Paradise. MN/jgh/syp (For possible action):

ACTION: Deleted from the agenda (held to December 7, 2022 per the applicant).

ITEM NO. 29 WS-22-0484-CENTURY COMMUNITIES NEVADA, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce net lot area; 3) reduce setbacks; and 4) establish alternative yards.

DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 1.89 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Fort Apache Road and the south side of Hammer Lane within Lone Mountain. RM/sd/syp (For possible action):

ACTION: Deleted from the agenda (held to December 7, 2022 per the applicant).

ITEM NO. 30 NZC-22-0381-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER ZONE CHANGE to reclassify 16.8 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce open space; and 3) street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/md/jo (For possible action):

ACTION: Deleted from the agenda (held to December 7, 2022 per the applicant).
Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

ITEM NO. 31 VS-22-0382-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Hinson Street, and between Richmar Avenue and Silverado Ranch Boulevard; and a portion of a right-of-way being Arville Street located between Richmar Avenue and Silverado Ranch Boulevard; and a portion of right-of-way being Silverado Ranch Boulevard located between Arville Street and Hinson Street within Enterprise (description on file). JJ/md/jo (For possible action):

ACTION: Deleted from the agenda (held to December 7, 2022 per the applicant).
Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

ITEM NO. 32 TM-22-500129-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER TENTATIVE MAP consisting of 160 residential lots and common lots on 16.8 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/md/jo (For possible action):

ACTION: Deleted from the agenda (held to December 7, 2022 per the applicant).

ITEM NO. 33 NZC-22-0476-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

ZONE CHANGE to reclassify 15.3 acres from an R-4 (Multiple Family Residential - High Density) Zone to an R-3 (Multiple Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; and 3) reduce street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east side of Quarterhorse Lane and the north side of Martin Avenue within Spring Valley (description on file). JJ/jad/syp (For possible action):

REAL Commissioners, the next items are Items 33, 34 and 35, which can be heard together.

REAL

Item 33 NZC-22-0476. Zone change to reclassify 5 - 15.3 acres from an R-4 (for a Multi-Family Residential - High Density) Zone, to an R-3 (Multiple Family Residential) Zone. Waivers of development standards for the following: Increased wall height, reduce setback and reduce street intersection off-site. And then, design reviews for the following: Single family residential development and finished grade. Generally located on the east side of Quarterhorse Lane, and the north side of Martin Avenue, within Spring Valley.

Item 34 VS-22-0477. Vacate and abandon easements of interest of Clark County. Located between Sunset Road and Martin Avenue, and between Quarterhorse Lane and the 215, within Spring Valley.

Item number 35 TM-22-500166. Tentative map, consisting of 149 lots and common lots on 15.3 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Quarterhorse Lane, and the north side of Martin Avenue, within Spring Valley.

GIBSON

Good morning.

LEXA GREEN

Good morning. Lexa Green, 1980 Festival Plaza Drive. Here on behalf of the applicant, KB Homes. The proposed project is a 149 lot, single family residential subdivision. The subject site is a – um - 15.3 acre parcel, located on the northeast corner of Martin Avenue, in Quarterhorse Lane. It's just south of Sunset Road – um - in west of the 215. If we go further east, we have the Ikea there.

Um - the site is currently zoned R-4, with the land use designation of urban neighborhood. Um - if we look at the surrounding areas, just to the north we have a – um - parcel that's currently – um - under development. Previously, or recently approved as R-4 zoning for a multifamily residential subdivision, with a density of 19.9 – uh - units per acre. If we look to the south and east of the site, we have existing single-family homes, with – um - a zoning of R-2, which allows for up to 8 – uh - units per acre there.

Just to give you a little background and history on our site. We have seen a couple of zone changes here. We did go from R-E to R-2, and then from R-2 to R-4 – uh - which is the current zoning. With that change, it was approved previously for a multifamily residential subdivision, consisting of 332 units – uh - which is the density of – um - 22.2 units per acre.

Uh - with that – um - with those entitlements that were previously approved, neighbors were in opposition, they did show up – um - they were concerned about the impact that the multifamily residential subdivision would have on the traffic along Quarterhorse Lane. Additionally, at that time, they did express a desire for – um - single family residential subdivision, which is what we're proposing today. So, today the applicant is proposing a single family, detached residential subdivision, consisting of – um - 149 lots, with a proposed density of 9.7 units per acre. Lot sizes will range from – um - 2,743 square feet to 4,034

GREEN

square feet. Parking requirements are met, where we're providing 622 spaces, where 388 spaces are required. Open space is also met, where the applicant is providing 17,961 square feet where 17,880 square feet are required.

Um - the applicant is proposing five different – uh - layouts of the homes. All - all of the homes will be two stories, a maximum height of 27 feet, and the square footage of the homes will range from 1,590 to 2,484. With that, the applicant is requesting a zone change from the current R-4 to a less intensive zoning of R-3. Um - with that the site will act as a nice transition. Again, we have existing single-family homes to the south and the east. Um - so, as you work your way to the multifamily residential subdivision that's coming into the north.

Um - additionally, the proposed zoning will – uh - have less of a traffic impact along Quarterhorse, which has been a concern that neighbors have continually expressed. Um - additionally, the – um - applicant is requesting a couple of waivers of development standards. The first being to increase the wall height to 11.5 feet, where a maximum of 9 feet is permitted. This is a 28% increase that is necessary for drainage purposes on the site. This wall will be internal, it won't front any major roads. It will run along the northern property line, so it will separate the site from the multifamily subdivision that's coming in to the north. Um - it'll also be highly buffered with landscaping. And the closest – um - building on the parcel, to the north, will be 60 feet away, so there won't be any negative impact to – um - any of the surrounding areas there.

The applicant is also requesting to reduce setbacks to 6 feet, where 15 feet is required. This is a 60% reduction, however this request does only apply to the two larger models. Additionally, every model will have 10 feet of side yard. This is a different product that we're proposing. It has been approved on Blue Diamond in Quarterhorse Lane. Um - additionally, it's currently – um - being sold in Inspirada. It's been a big hit in Inspirada. I've personally gone to the model homes, and I've – um - toured them. It's a very nice product. Just to show you – uh - what it looks like. The 10 foot - or 10 feet of side yard, there's a lot that you can do with the space. We have where people have – um - put pavers out, they've done a nice little seating area – um - you have a grill there. So, it's enough space to, kind of, get out, enjoy the space – um - and it's for people who really aren't looking for the maintenance of yards. So, a great product in Inspirada and – um - on Blue Diamond and Quarterhorse Lane. They seem to really be enjoying it there.

The applicant is also requesting – um - to reduce street intersection offset. And this is related to – um - the street Wagon Trail Avenue, which, if we look closely here, it's this street that is undeveloped. It has already been vacated, however – uh - because the applicant hasn't recorded it, we do have to come before you and still request that. So, that is for the distance – uh - we're requesting 53.2 feet, where a minimum of 125 feet – uh - is required. And that's simply from that street that's been vacated, to our first street in our – um - neighborhood, which is Rivington Avenue.

GREEN

The applicant is also requesting a design review, and – um - with that design review, they are incre – uh - requesting to increase the finish grade to 60 inches, where 36 inches is required or, whe - where 36 inches is standard. Um - this is based on a preliminary data – um - to set the worst case scenario, so they will continue to – uh - see what's required as they move forward with the development.

The applicant is also requesting a tentative map in a vacation of easements. And the vacation of easements is for three feet – um - of easements along Quarterhorse Lane, which is here, and also Martin Avenue, which is down here. And a 33-foot-wide easements along the remaining property lines of the eastern and western parcels. So, we have the 33-foot easements here, and along here as well. Um - with that that concludes my presentation. I'm here to answer any questions you all may have.

GIBSON

Thank you. This is a public hearing, is there anyone here who wishes to speak on this item? There being no one, public hearing is closed. Commissioner Jones?

JONES

Thank you, Mister Chair, and thank you for the presentation. Antonio do you have a comment?

PAPAZIAN

Thank you, Commissioner. I do. Uh - Wagon Trail is not reco – uh - vacated as of yet. It has been approved by the Board to be vacated. So, in the future, it should not be – uh - an issue, the intersection offset. I just wanna put on the record that it's - has not been req – uh - vacated as of yet.

JONES

Okay. So, the -

PAPAZIAN

In the process.

JONES

- the application is correct, but it needs to be vacated?

PAPAZIAN

Correct. Thank you.

JONES

Alright – um - this is a down zone from what's currently zoned, and I think that it – it – uh – is – is – uh - well suited to the area. Um - certainly, the neighbors, as you can see, none showed up today – uh – are - are happy with the – uh - with the down zone. And – and – uh - introducing single family residences over there. The side yard concept is novel – um - but I - I would certainly say that it's something that has been approved before, and – um - certainly would be attractive to a homeowner who would otherwise just have a five-foot setback – uh - that really can't be used for anything meaningful. Um - so, with that, I'm gonna go ahead and move for approval of agenda items Number 33, 34, and 35.

GIBSON

There's a motion for approval of 33, 34, 35 by Commis - Commissioner Jones. Any discussion on the motion? There being none, please cast your votes. Motion carries.

GREEN

Thank you. Have a great day.

GIBSON

Thank you.

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the applications for Item Nos. 33, 34, and 35 be approved.

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 4 years;
- 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 final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 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 area 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; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Quarterhorse Lane, 30 feet for Martin Avenue, and associated spandrel;
- Applicant shall contribute \$300,000 for the Quarterhorse Lane/Sunset Road intersection improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0094-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 34 VS-22-0477-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Martin Avenue, and between Quarterhorse Lane and CC 215 within Spring Valley (description on file). JJ/jad/syp (For possible action):

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the applications for Item Nos. 33, 34, and 35 be approved.

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Quarterhorse Lane, 30 feet for Martin Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

ITEM NO. 35 TM-22-500166-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: TENTATIVE MAP consisting of 149 lots and common lots on 15.3 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Quarterhorse Lane and the north side of Martin Avenue within Spring Valley. JJ/jad/syp (For possible action):

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the applications for Item Nos. 33, 34, and 35 be approved.

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Quarterhorse Lane, 30 feet for Martin Avenue, and associated spandrel;
- Applicant shall contribute \$300,000 for the Quarterhorse Lane/Sunset Road intersection improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Streets shall have approved street names and suffixes;
- 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 #0094-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 36 NZC-22-0481-ABBOUD ELIAS & NOUHRA YARA:

ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards; 2) street intersection off-set; 3) alternative access gate geometrics; and 4) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) building orientation of single-family residences; and 2) a single family residential development. Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise (description on file). JG/md/syp (For possible action):

ACTION: Deleted from the agenda (held to December 21, 2022 per the applicant).

ITEM NO. 37 TM-22-500168-ABBOUD, ELIAS & NOUHRA, YARA:

TENTATIVE MAP consisting of 6 lots and common lots on 2.1 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise.

JG/md/syp (For possible action):

ACTION: Deleted from the agenda (held to December 21, 2022 per the applicant).

ITEM NO. 38 VS-22-0482-VEGAS RANCH, LLC:

APPEAL VACATE AND ABANDON a portion of right-of-way being Parvin Street located between Las Vegas Boulevard South and I-15, and Larson Lane between Welpman Way and Roban Avenue (alignment) within Enterprise (description on file). JJ/sd/syp (For possible action):

ACTION: Deleted from the agenda (held to December 7, 2022 per Commissioner Jones).

ITEM NO. 39 ORD-22-900631: Introduce an ordinance to consider adoption of a Development Agreement with PN II, Inc. for a single-family residential development (Warm Springs & Tenaya) on 18.7 acres, generally located south of Warm Springs Road and west of Tenaya Drive within Enterprise. MN/dd (For possible action):

REAL The next items on the agenda, or - are the ordinances for introduction. Those are 39 through 44.

First one being 39 – Or – uh - ORD-22-900631. Ordinance - introduce an ordinance to consider adoption of a development agreement with PN II, Inc. – uh - for a single-family residential development (Warm Springs and Tenaya) on 18.7 acres. Generally located south of Warm Springs Road and west of Tenaya Drive, within Enterprise. Staff requests the Board to set a public hearing for November 16th, 2022.

GIBSON I'll introduce the ordinance and set the public hearing for November 16th,

GIBSON 2022, at 9:00 a.m.

ACTION: There being no objections, Chair Gibson set the matter for public hearing on November 16, 2022 at 9:00 a.m.

ITEM NO. 40 ORD-22-900641: Introduce an ordinance to consider adoption of a Development Agreement with AMH NV7 Development, LLC. for a single-family residential development (Mountains Edge & Buffalo) on 3.8 acres, generally located south of Mountains Edge Parkway and east of Buffalo Drive within Enterprise. JJ/dd (For possible action):

REAL Right.

Item 40 ORD-22-900641. Introduce an ordinance, consider adoption of a development agreement with AMH NV7 Development, LLC, for s – single-family residential development (Mountain's Edge and Buffalo) on 3.8 acres. Generally located south of Mountain's Edge Parkway, and east of Buffalo Drive, within Enterprise. Staff requests the Board set a public hearing for November 16th, 2022.

GIBSON I'll introduce the ordinance, and set the public hearing for November 16th, 2022, 9:00 a.m.

ACTION: There being no objections, Chair Gibson set the matter for public hearing on November 16, 2022 at 9:00 a.m.

ITEM NO. 41 ORD-22-900646: Introduce an ordinance to consider adoption of a Development Agreement with CHELSEI HOLDING, LLC for a multiple family residential development (Las Vegas & Welpman) on 10.0 acres, generally located south of Welpman Way and west of Las Vegas Boulevard South within Enterprise. JJ/dd (For possible action):

REAL Item 41, ORD-22-900646. Introduce an ordinance to consider adoption of a development agreement with Chelsei Holding, LLC for a multiple family residential development (Las Vegas and Welpman) on 10 acres. Generally located south of Welpman Way, and west of Las Vegas Boulevard south, within Enterprise. Staff request the Board set a public hearing for November 16th, 2022.

GIBSON I'll introduce the ordinance, and set the public hearing for November 16, 2022 at 9:00 a.m.

ACTION: There being no objections, Chair Gibson set the matter for public hearing on November 16, 2022 at 9:00 a.m.

ITEM NO. 42 ORD-22-900652: Introduce an ordinance to consider adoption of a Development Agreement with Tri Pointe Homes Nevada, Inc. for a single-family residential development (Hualapai & Patrick) on 11.8 acres, generally located south of Patrick Lane and east of Hualapai Way within Spring Valley. JJ/dd (For possible action):

REAL Item 42, ORD-22-900652. Introduce an ordinance to consider adoption of a development agreement with Tri Pointe Homes Nevada Inc. for a single-family residential development (Hualapai and Patrick) on 11.18 - 11.8 acres. Generally located south of Patrick Lane, and east of Hualapai

REAL Way, within Spring Valley. Staff request the Board set a public hearing for November 16th, 2022.

GIBSON I'll introduce the ordinance, and set the public hearing for November 16, 2022 at 9:00 a.m.

ACTION: There being no objections, Chair Gibson set the matter for public hearing on November 16, 2022 at 9:00 a.m.

ITEM NO. 43 ORD-22-900671: Introduce an ordinance to consider adoption of a Development Agreement with BD – Westwind LLC for a commercial development (Blue Diamond & Westwind) on 3.9 acres, generally located south of Blue Diamond Road and east of Westwind Road within Enterprise. JJ/dd (For possible action):

REAL Alright. Item 43 ORD-22-900671. Introduce an ordinance to consider adoption of a development agreement with BD-Westwind, LLC for commercial development (Blue Diamond and Westwind) on 3.9 acres. Generally located south of Blue Diamond Road and east of Westwind Road, within Enterprise. Staff, again, requests the Board set a public hearing for November 16th, 2022.

GIBSON I'll introduce the ordinance, and set the public hearing for November 16, 2022 at 9:00 a.m.

ACTION: There being no objections, Chair Gibson set the matter for public hearing on November 16, 2022 at 9:00 a.m.

ITEM NO. 44 ORD-22-900689: Introduce an ordinance to consider adoption of a Development Agreement with Cimarron Spring Deux LLC for a vehicle maintenance and repair establishment (Warm Springs & Cimarron) on 0.3 acres, generally located south of Warm Springs Road and west of Cimarron Road within Spring Valley. MN/dd (For possible action):

REAL Alright. Last ordinance for introduction. Item 44, ORD-22-900689. Introduce an ordinance to consider adoption of a development agreement with Cimarron Spring Deux, LLC, for a vehicle maintenance and repair establishment (Warm Springs and Cimarron) on 0.3 acres. Generally located south on Warm Springs Road and west on Cimarron r - Road, within Spring Valley. Staff requests the Board set a public hearing for November 16th, 2022.

GIBSON I'll introduce the ordinance, and set the public hearing for November 16, 2022 at 9:00 a.m.

ACTION: There being no objections, Chair Gibson set the matter for public hearing on November 16, 2022 at 9:00 a.m.

ITEM NO. 45 ORD-22-900670: Conduct a public hearing on an ordinance to amend Title 30 to add regulations for cannabis consumption lounges and make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action):

REAL Alright. Last but not least, Item number 45. This is an ordinance for public hearing. ORD-22-9000670. Conduct a public hearing on an

REAL

ordinance to amend Title 30 to add regulations for cannabis consumption lounges, and make corrections and clarifications as appropriate, and direct staff accordingly.

Uh - Commissioners on – um - back in September, you had directed staff to put together an ordinance to include regulations for cannabis consumption loun – uh - lounges. As a result of that discussion, staff has brought forward an ordinance to modify Title 30 to now allow for consumption lounges. We have separations in there for non-gaming - sorry, non-gaming - non-restricted gaming establishments, community facilities and schools. Will, those will be 1,500 feet.

Um - we do allow waivers down to what State law would require. We have also allowed for outside consumption. The outside consumption – uh - areas would mimic the separations for our regular drinking and dining outside areas, which is 200 feet to a residential use. We've also worked with the office of – uh - traffic safety and are requiring, as part of the application process, a impaired driver prevention plan to be reviewed and concurred with, and then submitted with the application. So, that's for your consideration today.

GIBSON

Thank you. Um – o - one of the questions that I've raised in the last several weeks, relates to the distance separation from a residential use for the consumption lounge. And – um – I - I can't explain why I didn't raise that issue earlier, when I was talking about the distance separations. We've gone to 1,500 feet from school, f - community facility – um - gaming. But I think that, a - as important as any of those is the distance separation between – uh - residential. And – uh - the condition that is stated on – um - the table, which is 30.44-1, indicates that – uh - that would be the case – um - unless separated by collector or arterial street, or buffered from residential use by a building. I'm okay with that. But, I do think that the distance separation ought to be 1,500 feet. Now – um – I - I'm not aware of, I haven't discussed this with colleagues, because I can't, but, I'd like to get your – your – uh - take on that, to see what your thoughts are, and see if that's a - an appropriate distance separation, or do you think I'm nuts? Uh - I'll -

TICK SEGERBLOM

Was that a question to me?

GIBSON

- I - I wouldn't ask you, because I know what you'd say.

SEGERBLOM

(laughs).

GIBSON

Yes, Mister Segerblom.

SEGERBLOM

Thank you. Um - I would have no problem with that, as long as it's like the other ones that's waivable down to the State limits – um - with the SUP.

GIBSON

So, there would need to be added additional language, because the - the waiver to reduce these separations to the State limits is a specific

GIBSON provision that follows the school and community facility, and the – um - restricted gaming. So – um - I'm fine with that, as - as long as it – uh – we - we start there.

REAL May I add, so – um - currently, right now, there is no provisions for separations to a residential use. So, that would just be a provision that's in code. So, whatever they request to be waived is, it - it, that would -

GIBSON Okay. Yes.

REAL - come before you. So, there's no limit by State law currently.

GIBSON That's right. That's right. You okay with that?

SEGERBLOM Thank you, yeah. You're not nuts.

GIBSON Alright.

SEGERBLOM But, I did wanna make a comment if I can. Um - they just announced the State did – uh - as far as the applications, and statewide, only 20 of the existing dispensaries have applied for lounges. Uh, we don't know how many of those are in the County, so it's probably less than 10. So, we're not gonna see a - a, I think, a flood of - of applications. So -

GIBSON Okay.

REAL If I can add to that? So, the - the State did report out yesterday that they received a 100 applications in total, 24 - 20 were for the retail establishments, and 50 were for the nonsocial equity – um - nonsocial equity independent lounges, and 30 were for the social equity independent lounges. So, that was the total number.

SEGERBLOM Yeah.

REAL And they said that they would come out later – uh - with the numbers for each jurisdiction. But -

SEGERBLOM Yeah.

REAL - that looks like -

SEGERBLOM But - but of the 50, only 10 would - 10 of each of those two would be there. So, maximum, there're gonna be 40 to, in this first round, statewide.

GIBSON Well, I'm happy to entertain a motion, so long as it includes the provision on the separation from residential.

SEGERBLOM (unintelligible).

GIBSON A- I'll - after the public hearing.

SEGERBLOM

Oh, sorry.

GIBSON

So, this is a public hearing. Is there anyone who wishes to speak on this item? There being no one - oh.

KIRKPATRICK

Mi - Mister Chairman, before you – um - make a motion, I would like to make a comment on the record.

GIBSON

Okay.

MARGARET COLEMAN

Good morning, my name is Margaret Coleman, C-O-L-E-M-A-N. I know, strangely enough, me coming up here, talking about weed and, yeah, distribution. There has to be someone to stand up. Uh - and I hate that it's always me. I don't feel as though herb is beneficial to our society. We have more people that's out there, in the streets, losing their mind. The herb was in the back of Africa, and brought here, or wherever it comes from. It was for the wild, and they're making our society wild, and making it, you're dumb to the fact where you're not paying attention to truth. I know I'm a little people, but I have a voice. And I have to voice up because I'm part of you. And I don't want us lost. I'm - I would like to have you as a friend. I'm a neighbor, I'm a sister, I'm a mother, and I try to be that. Anyway, I don't think herbs should be allowed. Thank you.

GIBSON

Thank you. Is there anyone else who wishes to speak on this item? Public hearing is closed. Commissioner Kirkpatrick?

KIRKPATRICK

Uh - thank you, Mister Chair. Um - so, a couple of things I just wanna put on the record. I don't agree with all of the regulations that we've done today, but I also know that this is a working document, and I know that taxation is gonna take up, I mean – um - I don't know, temporary dispensaries at large venues, over 100,000 and - and all those. So – um – I - I'm thankful that we're looking out for the residents, because some of them have no choice, and we have no real way to enforce it. So, I - I'll be supporting today, knowing that it's a working document, and I think this is only the first of many changes that are gonna come about. But, I - I just hope that – um - when it comes to the standards and all those other things, on impairment and everything, that we can have real discussions of their special use permits.

GIBSON

Are there other comments by other members of the Board? I'll entertain a motion then.

SEGERBLOM

I'd make a motion – uh – in - including, to support it, including the addition of the residential neighborhoods.

GIBSON

There's a motion for approval – uh - and it would include inserting or increasing the distance separation f - for residential to 1,500 feet, subject to the things we've discussed. Um - any further discussion? Please cast your votes. Motion carries.

ACTION:

It was moved by Commissioner Tick Segerblom and carried by unanimous vote that the recommendation (including the adoption of Ordinance No. 4997) be approved as amended.

PUBLIC COMMENTS

GIBSON

So, this is the time set for the final public comment period. Anyone who wishes to speak, please come forward.

MARGARET COLEMAN

Yes, good afternoon. My name is Margaret Coleman, C-O-L-E-M-A-N. And the reason why I've - I came back up, maybe one day I'll try weed, but I don't want to. I already did, and I didn't like it. But, anyway - uh - the other day I explained to you I wanted a cheque from you, due to the fact is, I wanna move into a house, and where we're at is not a livable cause for people, it's for tourists. And we need more space. Uh - where we're at is a - uh - facility only use microwave. We need s - uh - stoves. I have s - submitted paper to you, to contact me, and - um - acknowledge - uh - trying to help that facility. I don't appreciate you thinking that - uh - I wouldn't be - uh - involved on giving my money to - uh - help - uh - to say, well anything, provide Covitus 19 [COVID19] facility. But I'm still paying. And it's through you, and you're giving them money that should be r - rendered to me.

Um - at 1360 Wizard, there was a judge that made a decision, and I went to court - uh - 1360 Wizard, that was control by the Board, that sell - sold my house - uh - using Mister Fuller, Jan Fuller, s - and also Mister Schizzler, and also the DBA Perkins, and - uh - NACP - uh - Elmer - uh - Thomas. They'd involve - uh - Judge - um - Lawrence C. - um - Supreme Court Thomas - uh - in this episode of overthrowing my property, that's paid out of my pocket.

I have to go to the judiciary review concerning that judge, because I own that property. I should not be outside. I should not be taking handouts, and I should only be paying State taxes. At the end of the year, that is only \$250. They sold my house for \$305,100 and I would - I want a cheque to get a new house.

That's one reason why I asked you - uh - permission, Chairman Gibson, to have them issue me a cheque. They're saying, well - uh - Kevin is not gonna give me the cheque. Who do I go to? Do I go to - uh - Jessica Colvin? Because you guys have my money involved.

I won a lottery. I came to the Board 2010, I submitted it. You guys collected money from that. I end up losing an - the opportunity to submit it and buy me house out of that. I was living at 2800 (unintelligible). But I also received it at 1360 Wizard, due to illegal procedures of - ill - uh - ev - illegal eviction notices that should never have been served to me, because I own 1360 Wizard. So, I would like you to help me straighten out this matter. I would like to move today to 1360 Wizard.

GIBSON

Thank you, Miss Coleman. Is there anyone else who wishes to speak this morning? Public hearing portion of our agenda is closed. And this meeting stands adjourned. Thank you.

There being no further business to come before the Board at this time, at the hour of 9:54 a.m., the meeting was adjourned.

APPROVED:

/s/ James B. Gibson
JAMES B. GIBSON, CHAIR

ATTEST:

/s/ Lynn Marie Goya
LYNN MARIE GOYA, COUNTY CLERK