

# Board of County Commissioners

CLARK COUNTY, NEVADA

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

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COMMISSION CHAMBERS, GOVERNMENT CENTER  
500 SOUTH GRAND CENTRAL PARKWAY  
LAS VEGAS, NEVADA 89106  
WEDNESDAY, APRIL 3, 2024

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Wednesday, the 3rd day of April at the hour of 9 a.m. The meeting was called to order at the appointed hour by Chair Segerblom; and on roll call, the following members were present, constituting all the members thereof:

## CALL TO ORDER

### CHAIR AND COMMISSIONERS:

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

### Absent:

None

### Also Present:

Robert Warhola, Deputy District Attorney  
Sami Real, Director, Comprehensive Planning  
Antonio Papazian, Manager, Development Review  
JaWaan Dodson, Assistant Manager, Development Review  
Michelle Hinkson, Deputy Clerk  
Robin Delaney, Deputy Clerk

**ITEM 1. Public Comment**

TICK SEGERBLOM

Good morning. This morning's meeting will come to order. Miss Real.

SAMI REAL

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

SEGERBLOM

This is the period devoted to public comment for items that are on the agenda. You want to speak to an item on the agenda, please come forward. You have three minutes. I'll have you state your full name and spell your last name for the record. If there's no one that wants to speak on something, on an item, then you are allowed to speak at the end of the meeting also. Anyone wanting to speak on any item other than when the item comes up.

Please come forward if you want to – and you're also allowed to speak in the item at the time it's brought up, so you don't have to speak now.

BRADLEY NEIDERHAUSER

Good morning. My name is Bradley Niederhauser. I live in Indian Springs at 490 Dawson Falls Avenue. Good morning, Commissioners. I'm here to comment on Item 12, for the zoning change. I'm here to express my opinion on the growth of Indian Springs, Nevada. I'm not opposed to growth, however, Indian Springs has only single-family residences, whether they are trailers, or homes, or any new growth should reflect the nature of this community without a sudden growth spurt, which will increase the population of the town by approximately 25%, from 1,200 to 1,500. The equivalent of an increase in the population of Las Vegas Metro, it would be about 750,000.

Single story units are more, whether they are apartments or condos or single-family homes. This would be appropriate and consistent with the historical slow growth rate of Indian Springs, which by 2020 census had approximately 1,000 people. The applicant has not been forthcoming with other critical issues that affect the community's infrastructure, such as water, police, school, roads, mail, library, and other issues. I also have signatures from the town with me that I will turn over to you. Thank you for your time.

SEGERBLOM

Thank you. If you could hand those to someone. Someone get those signatures. Next person, please.

JIM GIBSON

(inaudible)

SEGERBLOM

Yep.

KAREN DREW

Good morning. I'm Karen Drew, D-R-E-W. My address is 65 North Esmeralda Street, Goodsprings. This is regarding Item 11, LV Horseshide, LLC. At the most recent Goodsprings CAC meeting, the townspeople and board members voted 17 to 2 against this zone change. I respectfully request a hold on this item. It should not be considered for routine action due to the fact that incorrect information has been submitted to the Board.

And in the applicant's justification letter of 8 Jan 2023, she said the site is being used only as an overflow site for the horses and a vacation site, but she's had the same 7 to 11 horses continuously boarded at the site 24/7 since last August. The

DREW

applicant stated she does not have any other property to board them on.

Then the second thing was there will be no training, horseback rides, or boarding of the horses on the site. The owner owns a business in Las Vegas, MC Squared Ranch, and that's a location where all of the training lessons and riding occur. This is not true. Miss Clingman is trying to make it look like it's for personal use when in fact it is and always has been strictly business use.

We've provided documentation of this going back to April of '23, before she purchased the property in June. She has written online that she has been working with town and the Pioneer Saloon since last April to sell horse rides from this location and every photo on her website is advertising Goodsprings and the Pioneer Saloon, and it says that she will be selling three rides a day at 9, 12, and 3 for \$225 a ride from 315 Main Street, which is the house address. She already had her grand opening at the Pioneer Saloon in December and R-E Zoning does not allow commercial use.

The third item, owner will meet environmental standards. This is not true. Nevada State Law governs groundwater contamination and from equine operations. The Division of Environmental Protection, Division of Water Resources Offices of the State Engineer lists standards for no animal waste within 100 feet of wellheads, and this puts their well and three adjacent wells at risk. Eight horses produce 8,760 gallons of urine a year and you can't scoop up urine and you can't get rid of the smell. Eight horses produce 75 tons of poop in a year. Horse manure contaminates drinking water with nitrogen, ammonia, phosphates, hazardous pathogens, like Salmonella, E. coli, Listeria, Giardia, Cryptosporidia, and Campylobacter.

Also, I live two houses away, and already last fall, I was plagued by flies and horse flies to the point where I couldn't really enjoy being outside my yard or doing my gardening. I want to be able to have friends and family over and not have things made intolerable by pests and the smell of poop and urine. The warmer the weather gets, the worse that's going to be. I request that you delete the item from any further agendas until accurate and honest information about the description, and description of the intended use is submitted. Thank you.

SEGERBLOM

Thank you. Next Item, and just to make it clear, if you want to comment on an item, you can comment now or you can comment when the item's up, but you can't comment twice, but anyway, come forward if.

STEPHANIE STEPHENS

Okay, so I'm a little bit confused, so we can talk about all Item 11 again later?

SEGERBLOM

Yes. No?

S. STEPHENS

It's not twice.

SEGERBLOM

I didn't hear what you said.

S. STEPHENS

Okay. I'm just going to do it now and get it over with. How's that?

SEGERBLOM

Okay.

S. STEPHENS

Thank you, I appreciate it.

SEGERBLOM

Oh, it's on consent? Oh, it's on to consent. I apologize. So, yes.

S. STEPHENS

Good morning. My name is Stephanie Stephens, S-T-E-P-H-E-N-S. I live at 520 West San Pedro Avenue, Goodsprings, Nevada. I have come to discuss Item Agenda 11. I'm asking you to leave this property zone C-2. The property is owned by a business, which is named Las Vegas Horse Rides, and will be used for business use according to their website, which is on that picture right there, which we've also submitted. They are giving you the option to purchase a two-hour horse ride around Goodsprings and on the mountaintops around Goodsprings ending at the Pioneer Saloon where you'll receive a free meal and a beer from a select menu. There are three-time options, 9, 12, and 3. Like I said, I've submitted evidence of this.

I will now read from Las Vegas Horse, LLC, Architect Company, Susan Rooter (Rutar), Architect, written by Simona Stephens, which was submitted December 8, 2023 revised on January 1, 2024, of what the intended use is. That is the highlighted section. She states the intended use for this site is for the owner to live on site and have horses. The site is being used as an overflow lot for the horses. There will be no training, horseback rides, or boarding of horses on this site. The owner owns a business in Las Vegas, MC Squared Ranch, and that is the location where they state all of the training lessons and riding will occur. The proposed site will be a vacation site for the horses. As the owner stated, the arena will be used only for personal exercise.

In the CAC meeting, business owners stated that they would be walking the horses down to the Pioneer from this location by way of string to the Pioneer's Saloon for their rides. This means that the business will be boarding horses at the property for business use. The definition of animal boarding means a facility where animals are housed, fed, and cared for, excluding veterinary clinic for a period greater than 24 hours for commercial purposes. Such use shall include but are not limited to kennels, boarding stables, and riding academies.

I was told at the CAC meeting that C-2, or Commercial General, was not zoned for horses, which this property is currently. However, this owner has been allowed to keep between seven... there is a picture showing five horses in the arena and there is four under the stable, on the shed there on the property right now. This owner has had this many horses since shortly after purchasing the property. If this business is given the zone change from C-2, R-E, they will be allowed five horses, which brings up other concerns about this property, especially our water use. My question to you is; what will stop this business from boarding more than five horses, which are being used for business use in Goodsprings when they don't follow the regulations of no horses on C-2? Thank you for hearing my issues and concerns with this property. Thank you.

SEGERBLOM

Thank you.

JIM NEUBAUER

Good morning. My name is Jim Neubauer 285 Pacific Avenue, Goodsprings. I wish to speak on Item 11.

SEGERBLOM

Okay.

NEUBAUER

I bought property out in Goodsprings in 2006 and put a house up. The question was presented to me by some people if I was going to have animals and I says no, and they said, well, if you were going to have animals out in the wash, which is the north side of Goodsprings, is a lot of horses and nobody objected to it. There was a separation between where the mass of houses are at in Goodsprings and where the Item 11 wants to change the zoning from commercial to residential. It doesn't have adequate parking off-street. It has nine horses. There's wells all around that could possibly be contaminated from surface runoff from E. coli.

If you wanted to have a cookout with your family, this will bring horse flies, it'll bring rodents, it'll bring manure and urine from the horses running right on the street, because the way the property is slanted runs down to Main Street and there's wells across the street that are going to be impacted with the way the water runs when it rains, usually comes down all the streets in the town.

So, it's not a very good idea, and I would not be opposed if she would go out to the wash and put horses there, because it seemed there was harmony in the town when that happened. And now it'll ruin the quality of life for all of us who spent a lot of years of our life getting enough money to buy a house out in the country. Thank you.

SEGERBLOM

Thank you.

MARK RAWLINSON

Hello, my name's Mark Rawlinson. I live at 320 West Exchange, Goodsprings, Nevada. Last name is R-A-W-L-I-N-S-O-N.

This is a picture of Goodsprings. I'm not sure if you can see this very well, but it'll show an old spring right here by this black dot that was running water back in the thirties, forties, back when this town was started by the miners. It does not run anymore, but the water is still very, very high. You can see the "X" there. That's where the property – where the horses are. I think you all have a photos of some of the wells that are around and some of the depths. The water here is still high, 12 feet one well, 17 feet in the other well. And those are the only two I checked as they're the closest.

There are some engineering that they talked about. State engineers, regulations, move a hundred feet, dah, dah, dah, dah, dah, but it's still only 15 feet on average to the water table. This is going to get down there eventually. Here's another picture. This is after, what, six months? I think they cleaned it up once. All the brown spots are wet spots. And the three minutes is pretty quick, they had a lot of stuff, but basically, it's going to get down there. This is not our water, I believe this is the County's water. They just let us use it because there's no public system there. We are supposed to monitor our own wells, but it is still basically a public water supply. Thank you.

SEGERBLOM

Thank you.

LUCY STEPHENS

Good morning, Commissioners. My name is Lucy Stephens, S-T-E-P-H-E-N-S. I'm here to discuss Item 11, and I would like to start by saying that for the safety

STEPHENS

of our community in Goodsprings and the proper care for the equine and the horseback riding business that is in the process of establishing itself in Goodsprings Township, and trying to get a zoning change from C-2 to Rural Estate Residential on a half-acre lot, does not make sense for the partial within our community.

This is centrally located, and it's surrounded by homes in the middle of a small, enclosed town, which is like Blue Diamond, we are not spread out, like a big rural area. And the objection to the zoning change from the commercial to proposed residential is due to the use of the property presently and based on what they are currently doing and what their future intent might actually be.

It is already being used as residential instead of commercial zoning. There have been horses on there for probably three to five months or more. Anywhere from 7 to 11 horses on this small half acre at all times. There's also three camp trailers, until last week when one was removed that have been occupied, and plus the home and the horses all enclosed within the five-acre partial, which is taking up some room from the trailers, from the horses.

The owners are not residing on the property, and it's presently being used for commercial purposes to store the horses for the trail ride business that will be operating from the Pioneer Saloon in Goodsprings, Nevada. This property location is in a more densely populated, centrally located area within Goodsprings Nevada, where there are children in close vicinity to the school, the library, and the water park.

Another question that should be raised is how much land is required for each equine to maintain proper care of the animals? It has been proposed that the horseback riding business intends to saddle them up and line lead them to the Pioneer Saloon for three daily scheduled rides, anywhere from five to right now there was, I believe nine horses on the property last time. This would take them right down through town and the risk of them being spooked is a volatile situation. It occurs that there's a caretaker that might be staying on the property, so he has been helping with that.

This small mining community with some lifelong members would like to have a voice in the process as they only want in the best interest of this historical Nevada community. We respectfully ask that proper care is taken to ensure that everyone's concerns are addressed. And with unbiased and consideration for the town and its occupants when this decision is handed down.

I have a map. One of you already saw, I believe, and the X shows where the home is. The school is right down here, and the kids have to walk past this area to get up there and the library. Thank you very much for your time. Thank you. Respectfully.

SEGERBLOM

Thank you.

L. STEPHENS

Commissioner Jones, you're invited to come out for a visit to see it yourself personally too, if you would like.

JAMIE BROWN Good morning, Jamie Brown, and I'd like to ask your permission if on Item 12, if our group will be able to speak at that time, or if we should speak now.

SEGERBLOM No, you need to speak now on Item 12.

BROWN Okay. All right, this is in regards to Ross Miller. You need to pay close attention please to this item number. And when I first met you at the Town Board meeting, our priorities were water. And Indian Springs Water Company is a separate entity and thank God for the water. The thing is that you have to discuss all permitting. Please, before you permit, discuss what's going on out there. If you can't purchase water from our basin, you're not going to be able to build. And unless you provide water for the system that's already existing, and there would have to be another well dug for the town, but it has to be serviced by Indian Springs Water Company, so our Planning Department needs an education on what's going on in Indian Springs. Thank you for your time.

SEGERBLOM Thank you.

WILLIAM DEAN BROOKS Morning. William Dean Brooks. Town Board member of Indian Springs.

SEGERBLOM Brookes, B-R-O-O-K-E-S?

BROOKS Pardon?

SEGERBLOM Is your last name Brooks? Is B-R-O-O-K-S.

BROOKS B-R-O-O-K-S. Yes, and also a member of the Town Board. So, this is our project right here with the lines. The yellow is also the same contractor's B phase, the 105 mentioned right next to it is 105 houses. The same contractor has plans of building out there. This contractor obviously is trying to grab up the property so they can do future projects. Okay? The houses are awesome. It's a great deal. Most of us agree with it, but this project of the apartments, I used to work at the Convention Center, worked there for 15 years, go to the South Hall, we'd watch all the shootings and everything else. The crime that was down there. The town decided to wipe out a lot of those apartments to mitigate, get rid of a lot of that crime.

Okay, you bring out apartments to our small little town, which obviously is not very large. There's not going to be a lot of chances for these people to get jobs and so forth. What kind of people are we going to become rolling out here when they can't get \$1,000, \$1,200, \$1,600 a month for these apartments, they're going to go down. And when they go down, the people that come there aren't going to be the ones that we want in our community. And you can say, well, it's a place for somebody to live. Where are they going to work? Where they going to go work? We only have a couple stores there and stuff, right now. Creech across the street is our main supplier of employment, but most everybody comes from Vegas. So, this project here, at this point, is something that really would not benefit our community, and you can say, well, why not? Why put apartments out there? As I show you, the contractor already has two projects coming up. We're going to just slap the stuff against the wall and see what sticks. It's not going to work for the rest of us that live there. Appreciate you look at this. Thank you.

SEGERBLOM

Thank you.

LAURA FRANK

Good morning. My name is Laura Frank. Last name F-R-A-N-K. I live at 450 Raleigh Lane in Indian Springs. I'm a longtime resident of Indian Springs. I've been out there for well, nearly 50 years. So, as a longtime resident, I have had the privilege of witnessing the heyday of Indian Springs and some of the low spots of Indian Springs and our days of prosperity back in the eighties and nineties came mostly from employment at the Test Site, and as most of you know, the Test Site – employment at the Test Site has been more than halved. So, there aren't a lot of financial opportunities even with Creech Air Force Base because people prefer to drive out. It's a 25-minute drive.

So, I know that this project, it appears as if it would just bring growth, which is a positive thing, and I don't think that anyone is opposed to growth out in Indian Springs. I don't think the majority of people are opposed to growth. We are looking for positive growth.

I know a couple weeks ago there was an article in the news about high density living coming to rural, well, not rural, suburbia. At the detriment of living conditions for people that choose to live in suburbia.

Rural Nevada takes it a step further. People that live in rural Nevada and choose to live in rural Nevada live there for a lot of reasons and high-density population not being one of them. So, I think we can talk about our meager resources. We can talk about our infrastructure. And infrastructure can be changed. At this time, infrastructure has not yet been changed, so I respectfully ask you, not just as an individual, but as somebody who knows long-time residents, short-time residents, I worked at the school for over 20 years. I'm asking that this project be put on hold, if not declined altogether. I happen to know something about the people that are trying to bring this project out to Indian Springs and they're great people, and they want to bring positivity to our community, and personally I respect that, but they're not ready. This is not ready, and the questions that need to be answered have not been answered. And things simply should be a little bit carefully considered before just bringing apartments to such a small community. Thank you for your time.

SEGERBLOM

Thank you.

STEVE FLEMING

Steve Fleming, F-L-E-M-I-N-G. 130 Pacific Goodsprings. That's Item 11. And basically, I know you guys have seen this. This is the –

SEGERBLOM

Doctor Fleming, can you speak into the microphone?

FLEMING

This is what's posted on the fence basically at this property at this time. Proposed use, agricultural, livestock. Now, this is a mining community over 120 years old, basically. I don't understand where that would come from. Now when it says C-2 to R-E, is the E for equestrian or what is that E for? I don't know. Anyway, the change to a residential is not particularly the issue, because it's always been used as a residential property. The property, the problem is that to put a corral with this residence absolutely doesn't make sense. Even the OK Corral was outside of Tombstone.



FLEMING

This is a map of the site that we're dealing with. Basically, what has been told to us is that a lot, which is this is 21,000 square feet, just about a half an acre, and that if there's something in the code that says you need 4,000 square feet per horse, all right. So basically, if you divide that into the 21,000 that comes out five, a little more than five, but the residence actually occupies, as you can see on this drawing, the residence is 1977 square feet. And the adjacent part, that would be part of the residence essentially, would come out of that 21,000.

So, unless one of the horses has access to that area also, so that takes it down to 17,000 divided by 4,000, comes to four horses and about a quarter. I know there are quarter horses, but I don't think that's the idea of why there are five and there are nine horses there. So, a corral in the middle of a town. It's not a rural, it's a rural town. It's not a rural open area, like Sandy Valley or somewhere else where horses are appropriate.

I'm excited that we will have maybe some horse rides. More horses, less OHVs would be great, but the corral for the horses in the middle of town is absurd. This is the card that all of you guys have seen. And the lady, basically it is absolutely in the middle of the town. And we have small lots, wells, and septic on the same lot. Thank you.

SEGERBLOM

Thank you, Dr. Fleming.

FLEMING

Thanks.

SEGERBLOM

Also, I have a card here on Item 14. That's on consent agenda, so if anyone wants to speak on Item 14, you need to speak now. Good morning, Mister Uehling.

ED UEHLING

Yes. My name is Ed Uehling. It seems highly unethical to me to be giving the impression to these people that the item is going to be heard. Obviously, there are conflicts about this issue, and it should be pulled out of the consent agenda, and a full hearing on this issue should be carried out with both sides of the issue being heard. The proponents of these two projects have not been heard. No one is answering these. You know very well by keeping it under the consent agenda, they're going to get a yes vote for exactly what's here, and that seems highly unethical to me. I don't know why the attorney who's supposed to be protecting the public is permitting this travesty to take place this morning.

Also, the new ethics law requires that Commissioners report to the County Manager of any donation of any of the people that are on this agenda, any of the interested parties. A donation in any way, holding a fundraising event, giving a donation to your re-election campaigns, anything. And so, my question to you is, have you reported any activities with any of the people that are involved on any of the issues on this whole agenda to the County Manager?

SEGERBLOM

Thank you. Again, is anyone here want to speak on – is Fiona here wanting to speak on Item 14? All right. We'll close the public hearing and then, oh.

FIONA XIE

Morning. Good morning, everyone.

SEGERBLOM Can you pull the microphone close to you and then state your name and spell your last name?

FIONA XIE Yeah. Good morning. My name is Fiona Xie. Yeah, I'm living between Ft. Apache and Twain and for 14.

SEGERBLOM I'm sorry, how do you spell your last name?

XIE X-I-E.

SEGERBLOM Okay.

XIE Yeah, I very opposed for that they were landing the house over there. Because I speak English not very well, but I really know they were over there because I see between Ft. Apache and that alley. I don't see any park or something. They were building the house, they're rarely close. No, the people is not activists.

SEGERBLOM So, you oppose Number 14?

XIE Yes.

SEGERBLOM All right. All right. Thank you so much.

XIE Thank you. Thank you so much. Thank you, everyone.

SEGERBLOM All right, that completes the public comment.

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

**ACTION:** Approved (Items 23, 24, and 25 deleted, Items 11 and 12 heard separately from routine action items).

REAL The second item is the approval of the agenda. After considering any additions or deletions of items, staff has the following requests, which may require renotification fees in accordance with Title 30:

- Hold to the April 17, 2024, Zoning Meeting, Item 24, VS-24-0035 and Item 25, UC-24-0034
- And then hold to the June 5th, 2024, Zoning Meeting, Item 23, UC-23-0801

The above public hearing items are going to be open as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 23 through 25. The agenda stands ready for your approval.

WILLIAM MCCURDY II Mister Chair, I move for approval of the agenda with the recommended changes.

SEGERBLOM There's a motion.

ROSS MILLER Can I amend the agenda to pull 12, to read some conditions in, and hold a public hearing?

SEGERBLOM So, the agenda is – pull 12 for a hearing?

MILLER Yes.

SEGERBLOM Okay.

JUSTIN JONES Mister Chair, I was going to wait until the next one but I'm going to pull 11, but I want to make it clear that's not because Mister Uehling had requested it.

SEGERBLOM All right, so we're going to have hearings on 11 and 12. Thank you. And other than that, the motion is pending.

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

SEGERBLOM That motion passes.

**ITEM 3.** Approval of minutes. (For possible action)

**ACTION:** Approved.

REAL The third item on the agenda is the approval of the minutes. The minutes of the March 6, 2024, Zoning Meeting are ready for approval.

MCCURDY Mister Chair, I move for approval of the minutes.

SEGERBLOM There's motion pending, cast your vote.

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

**ROUTINE ACTION ITEMS (4 – 22)**

**ACTION:** Approved (Items 11 and 12 taken separately).

REAL Next are the routine action items which consists of Items 4 through 22, except for Items 11 and 12, which will be pulled and heard separately. These items may be considered together in one motion and are subject to the conditions listed with each agenda. If there are no objections, the public hearing is now open, and the

REAL routine action portion of the agenda stands ready for your approval.

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

SEGERBLOM There's a motion pending, cast your vote.

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

SEGERBLOM That motion passed.

**ITEM 4. AR-24-400020 (DR-19-0042)-SCHOOL BOARD OF TRUSTEES:**  
 DESIGN REVIEW FIRST APPLICATION FOR REVIEW for proposed modular buildings in conjunction with an existing elementary school (Lomie G. Heard) on a 1.5 acre portion of a 12.5 acre site in a PF (Public Facility) Zone. Generally located on the east side of Lamb Boulevard and the south side of Kell Lane within Sunrise Manor. TS/my/ng (For possible action)

**ACTION:** Approved with conditions.

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

**CONDITIONS OF APPROVAL –**

**Comprehensive Planning**

- Until December 31, 2028 to review or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

**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 5. ET-24-400011 (UC-22-0580)-CAZAREZ IRMA:**

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) increase the area of an existing accessory structure; 2) increase the cumulative area of all accessory structures; 3) allow accessory structures not architecturally compatible with the principal building; and 4) waive applicable design standards.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) increase wall height in conjunction with an existing single family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Coley Avenue, 141 feet west of Westwind Road within Spring Valley. JJ/rp/ng (For possible action)

**ACTION:** Approved with conditions.

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

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Until October 3, 2024 to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**ITEM 6. ET-24-400013 (NZC-19-0921)-PICERNE QUARTERHORSE, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increased building height; 2) reduce setback; and 3) reduce landscaping.

DESIGN REVIEWS for the following: 1) proposed multiple family residential development; and 2) alternative parking lot landscaping on 16.4 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the east side of Quarterhorse Lane and the south side of Sunset Road within Spring Valley (description on file). JJ/mh/ng (For possible action)

**ACTION:** Approved with conditions.

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

**CONDITIONS OF APPROVAL –**

Comprehensive Planning

- Until March 4, 2026 to complete or the application will expire unless extended with approval of an extension of

time.

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions

**ITEM 7. UC-24-0033-USA:**

AMENDED USE PERMIT for a public utility structure (unmanned industrial rail lift station).

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

DESIGN REVIEW for a public utility structure (unmanned industrial rail lift station) on a 5.6 acre portion of a 58.1 acre site in an IH (Industrial Heavy) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North and the north side of Nadine Petersen Boulevard within the Northeast County Land Use Planning Area. MK/jor/ng (For possible action)

**ACTION:** Approved with conditions.

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District when modifying existing plumbing fixtures.

**ITEM 8. VS-23-0890-SILVERADO PROMENADE II, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue, and between Giles Street and Haven Street, and a portion of right-of-way being Giles Street between Silverado Ranch Boulevard and Landberg Avenue within Enterprise (description on file). MN/jor/syp (For possible action)

**ACTION:** Approved with conditions.

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

**CONDITIONS OF APPROVAL –**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

**ITEM 9. UC-23-0889-SILVERADO PROMENADE II, LLC:**

USE PERMIT to reduce the setback of a proposed vehicle wash from a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive cross access; 2) allow access to a local street; 3) reduce throat depth; and 4) reduce driveway departure distance.

DESIGN REVIEWS for the following: 1) commercial center; 2) vehicle wash; 3) restaurant with a drive-thru; 4) lighting; and 5) alternative parking lot landscaping on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Giles Street within Enterprise. MN/jor/syp (For possible action)

**ACTION:** Approved with conditions.

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-28-101-003 and 177-28-101-004; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the systems have been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0163-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM 10. WS-24-0022-CLARK COUNTY STADIUM AUTHORITY:**

WAIVER OF DEVELOPMENT STANDARDS to reduce on-site parking in conjunction with an existing recreational facility (Allegiant Stadium) on 62.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Hacienda Avenue and the east side of Polaris Avenue within Paradise. MN/hw/ng (For possible action)

**ACTION:** Approved with conditions.

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



<b>VOTING NAY:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance.

**ITEM 11. ZC-23-0775-LAS VEGAS HORSE RIDES, LLC:**

HOLDOVER ZONE CHANGE to reclassify 0.5 acres from a C-2 (Commercial General) Zone to an R-E (Rural Estates Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and street landscaping; and 2) reduce setback in conjunction with an existing residence and proposed agricultural livestock and accessory building.

Generally located on the southwest corner of Main Street and Revere Street within Goodsprings (description on file).

JJ/jud/syp (For possible action)

**ACTION:** Approved with conditions.

**REAL** Next is Item 11, ZC-23-0775, holdover zone change to reclassify 0.5 acres from a C-2 (General Commercial) Zone to an R-E (Rural Estate Residential) Zone. Waivers of development standards for the following: eliminate sidewalk and street landscaping, reduce setback in conjunction with an existing residence, and proposed agricultural livestock and accessory building. Generally located on the southwest corner of Main Street and Revere Street within Goodsprings.

**SEGERBLOM** Good morning.

**MADLINE CLINGMAN** My name is Madeline Clingman. I'm-

**SEGERBLOM** I'm sorry, you need to speak into the microphone and –

**CLINGMAN** Sorry.

**SEGERBLOM** – state your name and spell your last name, please.

**CLINGMAN** My name is Madeline Clingman. Last name is C-L-I-N-G-M-A-N. I'm owner and operator of Las Vegas Horse Rides, LLC. I bought the property at 315 West Main Street, G., Nevada 89019 for the intention of living on property and housing five of my horses. After purchasing the property, I found out the zoning was commercial and not residential. Being my first zone change process, I did not receive the correct information and guidance needed in the beginning and I

CLINGMAN

apologize for starting the process wrong. I have worked directly with staff in Zoning and Planning to correct all of my mistakes and conform to the zone change necessities. I'm here asking to change the zoning from commercial back to residential as it once was zoned before, conforming back to the Master Plan of Goodsprings and requesting the same zones as my neighbors.

Just to go over some of the responses from the public bullet points on the horse care. This business is not going to be conducted on the residence. I do intend on a business with Pioneer Saloon directly on their property. I am having water testing done by Keith Stewart from Stewart Environmental, going over the water pollution. I do have a private well and it was just redone in November and it's actually 120 feet deep. I am making arrangements to bring the horse count down from nine to five, once the application process is finished. I also do own a training and lesson business in town called MC Squared Ranch. I travel around the community teaching and training. And to conclude, I just want to thank you guys for your consideration on this application and I would appreciate your approval.

SEGERBLOM

Does that complete your presentation?

CLINGMAN

Yeah.

SEGERBLOM

All right, I'll turn it over. Well, this is a public hearing if you've already spoken, you can't speak. Anyone here who wants to speak on this that hasn't already spoken. Come forward. If not, we'll turn over to Commissioner Jones.

JONES

Thank you very much. Thank you for being here today. I just want to clarify for the record, this is zoned C-2. Miss Real, can you identify what uses could be on the property currently under the C-2 Zoning?

REAL

A wide variety of high intensity commercial uses, ranging anywhere from retail to automotive to personal services, taverns, bars.

JONES

So, much more intense uses than a residence with some horses in it, correct?

REAL

That is correct.

JONES

Okay. I appreciate that you said that you're moving out to Goodsprings to live there and have your five horses, but you've done more than that. You've brought many more than five horses and you do intend to engage in a commercial use. You're entitled to engage in a commercial use from a residential property; however, you're not entitled to have more than five horses on that residential property. So, do you understand that if we grant this application today that you can't have more than five horses on your property?

CLINGMAN

Yes, I intend on moving the other four on Friday.

JONES

On Friday? Okay, well, I'm going to put a condition in place, I'll give you more than Friday, but you've got 30 days from today to not have more than five horses on your property. Do you understand that?

CLINGMAN

Yes, sir.

JONES Okay, and you understand that you have to have a business license in order to operate any type of business in Clark County?

CLINGMAN Correct.

JONES Okay. And that if we find out, if our Business License team finds out, that you are operating a business with more than the number of horses that you're allowed on this property, then they can take away your business license?

CLINGMAN Yep.

JONES Okay. All right. I understand the concerns from the community, but this is a rural community, and I'll be honest with you, it's very challenging when I have many rural areas in my District, both here in town and also all the way out to Sandy Valley, where they're demanding to have opportunities for livestock, for horses, et cetera, and it's really hard for me to get over the idea that somehow Goodsprings is a different rural community than every other rural community throughout Clark County, and that they shouldn't have the ability to have horses in Goodsprings.

This is returning a property that is residential, as several of you have acknowledged, to a residential zone, avoiding for you much higher uses that might be employed on this property. This person is trying to do what is supposed to be on this property. So, with that I'll go ahead and move for approval of agenda Item Number 11 with the additional condition that the applicant must remove any more than five horses from the property, not longer than 30 days from today's date.

SEGERBLOM There's a motion pending. Cast your vote.

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

SEGERBLOM That motion passes.

CLINGMAN Thank you.

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- 30 days from approval to comply with Title 30 requirements for number of livestock, large (no more than 5 horses).
- Applicant is advised within 2 years from the approval date the waivers of development standards application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an

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

Public Works - Development Review

- Right-of-way dedication to include spandrel at the northeast corner of the site.

Southern Nevada Health District (SNHD) - Engineering

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

**ITEM 12. ZC-23-0935-INDIAN SPRINGS ESTATES MHP, LLC:**

HOLDOVER ZONE CHANGE to reclassify a 6.8 acre portion of 24.1 acres from an R-T (Manufactured Home Residential) Zone to an R-3 (Multiple Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) reduce height/setback ratio; 3) reduce gate setbacks; 4) eliminate full off-site improvements; and 5) driveway geometrics.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family residential development; and 3) finished grade. Generally located on the north side of Boulder Lane and the east side of MacFarland Avenue within Indian Springs (description on file). RM/hw/syp (For possible action)

**ACTION:**

Approved with conditions.

REAL

Next is Item 12, ZC-23-0935, holdover zone change to reclassify a 6.8 acre portion of 24.1 acres from an R-T (Manufactured Home Residential) Zone to an R-3 (Multiple Family Residential) Zone. Waivers of development standards for the following: alternative street landscaping, reduced height setback ratio, reduced gate setbacks, eliminate full off-site improvements and driveway geometrics. Design reviews for the following: alternative parking lot landscaping, multiple family residential development, and finished grade. Generally located on the north side of Boulder Lane and the east side of MacFarland Avenue within Indian Springs.

SEGERBLOM

Good morning.

JENNIFER LAZOVICH

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive, here today representing the applicant. We appreciate the item being pulled to read in some additional conditions. This is a conforming zone change. It is in Indian Springs. We did do a voluntary neighborhood meeting before the Town Board and in an attempt to address some of the concerns we had, we came up with some additional conditions. We did offer these conditions at the Town Board. A copy has been provided also to both Planning and Public Works and I'd like to read them into the record:

- Prior to issuance of any building permit for a residential unit, applicant agrees to pay \$250 per unit towards a community benefit in Indian Springs;

LAZOVICH

- Developer to install a four-foot-wide asphalt path on MacFarland Avenue and Boulder Lane for pedestrian use which shall be privately maintained;
- Parking lot lighting within the multifamily portion of the development shall be provided near the row of parking adjacent to Boulder Lane
- West-facing wall lighting shall be provided on the exterior of the multifamily buildings adjacent to MacFarland Avenue;
- Parking lot lighting within the multifamily portion of the development shall be provided along the north boundary and shall have a shoebox cover to minimize lighting on adjacent properties to the north; and
- Low level street lighting shall be installed at the entrance into the project.

I'd be happy to answer any questions.

SEGERBLOM

That completes your presentation?

LAZOVICH

Yes.

SEGERBLOM

All right, this is a public hearing. Many of you have spoken already about this item so you can't speak again. Is anyone here who wants to speak about this item who has not spoken yet?

Seeing no one, we will close the public hearing and turn over to Commissioner Miller.

ROSS MILLER

Thank you. I'm going to move for approval of the item with the conditions that Miss Lazovich read into the record. The applicants have done a tremendous job of trying to work with the residents, has addressed a lot of the concerns. Obviously, there's still concerns that remain regarding density, but as staff noted in recommending approval there are, within the surrounding area, there are at least three other instances of R-3 zoning within 875 feet of the site. Also, it meets the policies of the Master Plan which encourage an appropriate mix of housing types and densities within the unincorporated areas of Clark County including this area. There's obviously a need for additional housing in Indian Springs. That's why we're seeing some additional development take place.

I think this is a great project and so I'll move for approval of the Item Number 12 for the requested waivers, subject to the conditions that were read into the record, which I believe also the contribution allows us for some discretion to work with the community as to how those funds are used, including to potentially address concerns relating to public safety and maybe a contribution to the volunteer fire department and the like.

LAZOVICH

Yes.

MILLER

Is that correct?

LAZOVICH

Yes, it is.

SEGERBLOM

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



Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0411-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM 13.** ZC-24-0045-HUA UYENMI TRUST & HUA UYENMI TRS: ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise (description on file). JJ/bb/ng (For possible action)

**ACTION:** Approved with conditions.

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

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

**ITEM 14.** VS-24-0046-HUA UYENMI TRUST & HUA UYENMI TRS: VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gomer Road, and between Tee Pee Lane (alignment) and Grand Canyon Drive within Enterprise (description on file). JJ/bb/ng (For possible action)

**ACTION:** Approved with conditions.

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Satisfy utility companies’ requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- 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.

Fire Prevention Bureau

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

**ITEM 15.** DR-24-0047-HUA UYENMI TRUST & HUA UYENMI TRS: DESIGN REVIEW for a proposed 15 lot single family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise. JJ/bb/ng (For possible action)

**ACTION:** Approved with conditions.

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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



- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- 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.

Fire Prevention Bureau

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

**ITEM 16. TM-24-500015-HUA UYENMI TRUST & HUA UYENMI TRS:**

TENTATIVE MAP consisting of 15 single family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise. JJ/bb/ng (For possible action)

**ACTION:** Approved with conditions.

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- 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.

Building Department - Addressing

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0068-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM 17. NZC-23-0885-SIGNATURE LAND HOLDINGS LLC:**

ZONE CHANGE to reclassify 2.0 acres from an H-2 (General Highway Frontage) Zone to an R-3 (Multiple Family Residential) Zone.

USE PERMIT for an attached single family residential (townhouse) planned unit development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) project acreage; 2) required parking space dimensions; 3) street setback; 4) building setback to project perimeters; 5) driveway geometrics; and 6) residential private street design.

DESIGN REVIEW for an attached single family residential planned unit development. Generally located on the west side of Inspiration Drive, 160 feet north of Blue Diamond Road within Enterprise (description on file). JJ/hw/syp (For possible action)

**ACTION:** Approved with conditions.

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

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Resolution of Intent to complete in 4 years;
- Street setback reduction will apply to private streets only;
- Perimeter setback reduction to be 5 feet;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- 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 has adopted a rewrite to Title 30 effective January 1,2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- May not be able to support current design due to inadequate street widths and fire access lanes, 29 foot street widths are not adequate;
- Where parallel parking is permitted on both sides of the Fire Apparatus Access Road, the minimum clear width

of the Fire Apparatus Road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back of 105.7.11, 105.7.17, 105.6.15, and 106.35 6 7/12/2013 curb to back of curb for L-curbs and 39 feet (11,887 mm) from back of curb to back of curbs for roll curbs;

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

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APNs 176-23-101-021 and 176-23-101-022; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the systems have been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0399-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM 18. VS-23-0886-SIGNATURE LAND HOLDINGS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Raven Avenue (alignment) and between Inspiration Drive and Rainbow Boulevard, and a portion of right-of-way being Inspiration Drive located between Blue Diamond Road and Raven Avenue (alignment) within Enterprise (description on file). JJ/hw/syp (For possible action)

**ACTION:** Approved with conditions.

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Satisfy utility companies’ requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Where parallel parking is permitted on both sides of the Fire Apparatus Access Road, the minimum clear width of the Fire Apparatus Road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back of 105.7.11, 105.7.17, 105.6.15, and 106.356 7/12/2013 curb to back of curb for L-curbs and 39 feet (11,887 mm) from back of curb to back of curbs for roll curbs.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

**ITEM 19. TM-23-500188-SIGNATURE LAND HOLDINGS, LLC:**

TENTATIVE MAP consisting of 31 attached single family residential lots and 6 common lots on 2.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the west side of Inspiration Drive, 160 feet north of Blue Diamond Road within Enterprise. JJ/hw/syp (For possible action)

**ACTION:** Approved with conditions.

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

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street named Huckleberry Valley shall have the suffix of Court.

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 #0399-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM 20. ORD-23-900172:** Conduct a public hearing on an ordinance to amend the official zoning map reclassifying

certain properties as approved by the Board of County Commissioners through various zone change applications in Assessor's Books 164, 175, 176, 177 and 191. (For possible action)

**ACTION:** Approved as recommended (Ordinance 5122).

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

**ITEM 21.** ORD-24-900008: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with IHC Health Services, INC for a commercial development on 9.25 acres, generally located north of Badura Avenue and east of Gagnier Boulevard within Spring Valley. MN/lg (For possible action)

**ACTION:** Approved as recommended (Ordinance 5123).

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

**ITEM 22.** ORD-24-900037: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on December 6, 2023, December 20, 2023, January 3, 2024 in Assessor's Books 140, 161, 162, 163, 176, 177, and 255. (For possible action)

**ACTION:** Approved as recommended (Ordinance 5124).

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

**ITEM 23.** UC-23-0801-RK VEGAS CIRCLE, LLC:

HOLDOVER USE PERMITS for the following: 1) place of worship; 2) on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking; 3) allow outside dining and drinking in conjunction with a tavern; 4) alcohol sales (beer and wine - packaged only); 5) alcohol sales (liquor - packaged only); 6) restaurants with outside dining and drinking; 7) day spa; 8) banquet facility with outside uses; 9) retail sales and service; and 10) convention facilities/exposition halls.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) permit encroachment into airspace; 3) reduced setbacks; 4) reduced parking; 5) reduced loading spaces; 6) allow alternative street landscaping; 7) allow modified street standards; 8) allow modified driveway design standards; and 9) allow non-standard improvements within the right-of-way.

DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) day spa; 4) retail sales and service; 5) restaurants and tavern with outside dining and drinking; 6) on-premises consumption of alcohol (service bars, supper clubs, and

tavern); 7) convention facilities/exposition halls; 8) parking garage with subterranean levels; and 9) outdoor deck with pool area on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action)

**ACTION:** Deleted from the agenda (held to June 5, 2024, per the applicant, re-notification fees apply).

**ITEM 24. VS-24-0035-STRIP REAL ESTATE THREE, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between I 215 and Arby Avenue (alignment) and between Las Vegas Boulevard South and Windy Street (alignment) within Enterprise (description on file). MN/nai/ng (For possible action)

**ACTION:** Deleted from the agenda (held to April 17, 2024, per the applicant).

**ITEM 25. UC-24-0034-STRIP REAL ESTATE THREE, LLC:**

USE PERMITS for the following: 1) parking lot; and 2) outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) driveway geometrics; 2) reduce parking lot landscaping; 3) reduce buffer; and 4) alternative street landscaping.

DESIGN REVIEWS for the following: 1) parking lot; and 2) outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located approximately 600 feet west of Las Vegas Boulevard South and the north side of Arby Avenue within Enterprise. MN/nai/ng (For possible action)

**ACTION:** Deleted from the agenda (held to April 17, 2024, per the applicant).

**ITEM 26. WS-24-0025-RSR INVESTMENTS, LLC & MOHAWK/OLETA SERIES:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; 2) finished grade; 3) eliminate street landscaping; and 4) off-site improvements.

DESIGN REVIEW for a single family residential subdivision on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southeast corner of Oleta Avenue and Mohawk Street within Enterprise. JJ/sd/ng (For possible action)

**REAL** Next is Item 26, WS-24-0025. Waivers of development standards for the following: wall height, finish grade, eliminate street landscaping, and off-site improvements. Design review for a single-family residential subdivision on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southeast corner of Oleta Avenue and Mohawk Street within Enterprise.

**SEGERBLOM** Good morning.

**LIZ OLSON** Good morning. Liz Olson, 1980 Festival Plaza Drive, here on behalf of the applicant, Pinnacle Homes. The site before you this morning is a 2.5-acre piece right on the corner of Mohawk and Oleta. It is zoned R-E. The green area here just to our southeast was a previously approved Pinnacle development that had similar requests. I'm showing it to you this morning just to show that what we're requesting today is compatible with the area in the RNP. Pinnacle is proposing to do a four-lot development. We have four lots that would front on to Oleta and one that would front onto Mohawk. All of the homes would be single story. As you know, Pinnacle does a beautiful job with their homes and their overall development, so that is an example of what would go on this site. Homes are 4,000 square feet to about 4,300.

OLSON

The waivers that we're requesting for this application. First, we're requesting to waive the off-sites along Oleta and Mohawk. That is simply to keep with the rural nature in the area. We did have some neighbors on our prior project request the same waiver for the one to the southeast. We're also requesting to waive the landscaping along the right-of-ways. That's simply because our homes front onto the street. However, we would be able to provide six feet of landscaping along Mohawk Street along our wall adjacent to lot one here.

Due to the drainage in the area and the slope topography of the site, we are requesting an additional foot on our retaining wall and up to seven feet on our screen wall. I do want to clarify in our staff report, mistake on the applicant's part during submittal, we requested to increase the screen wall to 10 feet. We only need seven feet. So, I just want to make that clarification. But we appreciate staff working with us and the Town Board recommendation and request that you approve based on the presentation this morning. Thank you.

SEGERBLOM

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

JONES

Thank you, Mister Chair, and thank you for your presentation, Miss Olson. I'll go ahead and move for approval of the Agenda Item 26, with the modification of the request from 10 feet to 7 foot for the wall height, and then with the commitment to put in the landscaping on Mohawk as described.

OLSON

Thank you.

JONES

All right.

SEGERBLOM

There's a motion pending. Cast your vote.

**VOTE:**

**VOTING AYE:**

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

**VOTING NAY:**

None

**ABSENT:**

None

**ABSTAIN:**

None

SEGERBLOM

That motion passes.

**CONDITIONS OF APPROVAL –**

**Comprehensive Planning**

- 6-foot landscape strip to be provided on Lot 1 along Mohawk Street;
- Waiver of development standards #1b for increased screen wall height is limited to 7 feet;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of a lack of necessary public services in the area.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Mohawk Street, 30 feet for Oleta Avenue, and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0007-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**COMPANION ITEMS (27-30)**

**ITEM 27. PA-23-700054-ROOHANI RAMAK:**

PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 7.6 acres. Generally located on the southwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al (For possible action)

**ACTION:** Approved (Resolution No. R-4-3-24-1 for Item 27, companion Items 28, 29 and 30).

**REAL** Next are Items 27, 28, 29, and 30.

Item 27, PA-23-700054, plan amendment to re-designate the existing land use category from Low-Intensity Suburban Neighborhood to Mid-Intensity Suburban Neighborhood on 7.6 acres. Generally located on the southwest corner of Richmar Avenue and Valley View Boulevard within Enterprise.

Item 28, ZC-23-0925, zone change to reclassify 14.3 acres from an R-E (Rural Estate Residential) Zone to an R-2 (Medium Density Residential) Zone. Waivers of development standards for the following: reduce street landscaping, eliminate landscaping adjacent to a less intensive use, reduce street intersection offset. Design review for a single-family residential development generally located on the west-side of Valley View Boulevard and the south-side of Richmar Avenue within Enterprise.

Item 29, VS-23-0926, vacate and abandon easements of interest to Clark County located between Richmar Avenue and Gary Avenue and between Henson Street



REAL

and Valley View Boulevard; easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard and between Schuster Street and Valley View Boulevard; portion of right-of-way being Richmar Avenue located between Schuster Street (alignment) and Henson Street; portions of right-of-way being Richmar Avenue located between Schuster Street (alignment) and Valley View Boulevard; portion of right-of-way being Gary Avenue located between Schuster Street (alignment) and Henson Street; portions of right-of-way being Gary Avenue located between Schuster Street (alignment) and Valley View Boulevard; portion of right-of-way being Henson Street located between Richmar Avenue and Gary Avenue; and a portion of right-of-way being Valley View Boulevard located between Richmar Avenue and Gary Avenue within Enterprise.

And then Item 30, TM-23-500194, tentative map consisting of 113 lots and common lots on 14.3 acres and an R-2 (Medium Density Residential) Zone. Generally located on the west side of Valley View Boulevard and the south side of Richmar Avenue within Enterprise.

SEGERBLOM

Good morning again.

OLSON

Good morning. Liz Olson again, 1980 Festival Plaza Drive, here on behalf of the applicant, KB Home. This site is 14.3 acres. We're located just south of Richmar along Valley View and north of Silverado Ranch. This Board has seen this area quite a bit in the last recent years. Most recently directly to the south of our existing site was an RM-50 development that was approved, just to the south of that was some commercial development, to the west of us was an RS-2 development that was approved, and directly to the north of us was an RS-3.3 and RS-5.2.

In this area it's obviously trending toward higher density residential mid-intensity residential and commercial. You typically see that when you are on two major arterial streets. Same has happened to the south here, we have a mix of single family and multifamily development that has been under construction for the last four to five years. The site that we're looking at today is currently zoned R-E with a split master plan. On the west, we're master planned for up to eight units to the acre and our plan amendment is for the eastern portion of the site, which is up to five units to the acre.

We're requesting a zone change to R-2 under the staff report, or RS-3.3 under the new code, to allow for 113 lots for KB Home. We have met with the neighbors in the area. Basically, everything that has been going on in the area. I'll point out a couple changes that we've made, but we believe that this is an appropriate transition from what has happened to the south here with the commercial, the multifamily, and then up to R-2, as well as being on those two major arterials. You typically see the rural homes and the larger lots once you get away from those streets.

As far our site plan, as I mentioned, 113 lots, we would have access off of Richmar to the north here. The 17 lots on Henson would face the right-of-way and we have a park area here in the center. There's also been a park that was previously approved to the south for the southwest area, which will really help the

OLSON

overall project and everyone in the area in general. We have detached sidewalks along the entire perimeter of the site.

Our first waiver has to do with our Henson Street alignment. We are requesting a waiver for landscaping. We're providing those detached sidewalks, but we're not providing the five feet of landscaping on the back of the sidewalk simply because our lots front the right-of-way so the front yards will be there in place of the landscaping. Our second waiver has to do with our street intersection offset. It's the offset between our first street in here and then the street east to west here because that's internal to the site. Public Works was comfortable with that. They didn't believe there would be any conflict outside of the development. Our last waiver that we're requesting is to not provide landscape buffering between the existing R-E home here to our southeast corner as well as the three lots appear that are still R-E. These two lots are currently vacant, and we have one home here.

What we've tried to do instead is provide side-loaded lots, especially adjacent to the home that is existing. As for the home here, what we're providing is a minimum of 5,000 square foot lots adjacent to that entire property. One of the things that the neighbors have requested from us during our neighborhood meeting was to try to transition from the larger lots to our northeast and then have smaller lots internal to our site. That's not typical. Usually, you see the smaller lots along that arterial, but we are going to agree to provide 5,000 square foot lots along our entire eastern perimeter. Our site plan that is in with Planning all of these lots have 5,000 or more: 10, 11, 12, 17, 18, 19, 20, and 21. The only lot that doesn't currently show that is lot 9, but we can agree to increase that to a minimum of 5,000 square feet.

The proposed homes: two-story KB product, ranging market rate right now mid to high \$400k's. As I mentioned, we do believe that this is going to be a good transition for the area. I know that there are some neighbors who are here to speak, so I'll just turn it over to the Board and answer any questions that may come up. Thank you.

SEGERBLOM

Good morning. This is a public hearing. Anyone wishing to speak on this item, please come forward.

PAM KAISER

Good morning. My name is Pam Kaiser, K-A-I-S-E-R. Recently there has been a trend since they're opening up that area over there to make it a higher density, which is not really conforming to what the Title 30 was or even according to what the transition Clark County. You're not giving us a transition area. In the last few times that I've been here, there's a little over 30 acres. There has been approximately just under 600 units that have been approved of. If this goes through, that's a pretty high density right next to a rural preserve.

I'm kind of wondering why we're not sticking to a mapping process and I'm asking you guys to please start helping us in this area. We need to master plan this area before just turning it all over to the developers to do nothing but high-density in here. That's just under 600 units, on over 30 acres. That's a pretty high density that we're asking for.

KAISER

The other thing about this project is it only has one entrance. This is, in my opinion and probably in a lot of people that I've talked to, we need to have considerate planning in this area. This area could be planned to accommodate everybody's needs. You're not doing transitions. We're just going for higher density. Please start considering everybody in this area, please.

SEGERBLOM

Thank you.

BARRY YOST

Good morning. Barry Yost, Y-O-S-T. Please forgive my voice. I had gallbladder surgery this past Friday and it damaged my voice box. I'm asking you that you deny the zone change for this particular request. Also, please forgive my handwritten map here, but I do want to point out a few things. This is similar to the map that was shown by the proposal. This is where the proposed zone changes to be made. Diagonally across the street are two residences. Both of these are RNP residents. They're not built as half acre lots. They're built on 2.5-acre properties. The one immediately across the street is my neighbor. The one next to that is mine. I think it's important to point out that there's only four existing residents that are going to be extremely negatively affected by this. The developer has not bothered to reach out to at least two of us, including me. Now, how difficult is that to meet with four residents to discuss a non-conforming zone change? So, across the street to my first residence, that is in the RNP and yet as shown on their map, there is no buffer being placed there between their development and the existing RNP.

Not providing a buffer, only asking for 5,000 square foot lots, is in direct conflict with Title 30 and it also goes against the stated standards of this very Board to make sure that you're providing adequate buffers. Across the street directly, this property is BLM property. It should be noted that the RNP border is not on Richmar but is 300 feet to the south of Richmar. Again, putting that RNP in direct conflict with their proposal to increase this zoning.

Now, they'll go and tell you that this property over here, please give me a little time because it's hard to speak. It's owned by the BLM. Decades ago, several public works put reservations on this property. I'm aware that the School District has reservations on the property, on that BLM property, as well as the Fire Department. A few years ago, there was a group that wanted to put a soccer unit on that property. During their due diligence, they reached out to both of those.

SEGERBLOM

You can have 30 more seconds given your disability.

YOST

They reached out to both of those units. Both of them have said that they have no intention of developing that property. The School District, it's not large enough. The Fire Department, they have one on Blue Diamond and Dean Martin, as well as the one in Silverado Ranch. So I'm asking – this is a direct conflict with Title 30, and I'm asking you to deny this zone change. Thank you very much.

SEGERBLOM

Thank you. Anyone? Okay.

TOMMY LOPRESTI

Good morning, Commissioners. Tommy LoPresti, 9341 Dean Martin Drive.

SEGERBLOM

Can you spell your last name please?

LOPRESTI

Sure. L-O, Capital P, R-E-S-T-I. I too am asking for a denial on the zone change on this property. Half of it is zoned medium density. The eastern half is zoned low density, which fits the Master Plan and fits what everybody would assume was a phenomenal transition in density from Silverado Ranch. It follows what we always thought the reason for the Master Plan and for Title 30 was. You have apartments. There's commercial, there's high density, then you would go medium density, low density, and then our RNP. This is catty corner and across the street from the RNP. The zone change will completely eliminate the need for a low density or that complete zoning designation at all and just make it all medium density. So, we are asking that it just stay with the Master Plan that people worked so hard to develop by keeping half the property medium and the eastern half residential low.

The average lot size for this entire development is under 4,000 square feet. I can certainly appreciate the fact that the developer was, or that the applicant and the developer were trying to help us neighbors in the sense of putting 5,000 square foot lots around Valley View. It sounds good. It doesn't really do much for us, but I can see where it would be a good selling point.

At the Planning Commission a few weeks ago, when this project was heard, there was a neighbor who got denied a rooftop patio on their casita because it was going to look down into the neighbor's backyards. Well, here you're about to approve or in the process of approving two-story homes that are going to be bordering. As you can see, there's at least three personal residences that are going to be affected. There's one current house on Richmar, and then there's two beautiful empty lots on both sides of that house, which will be bordered with these two-story homes. So probably eliminating the desire for anybody to build on them because of that issue, because of these second story homes going to be looking into their backyard. The house that's on Valley View is going to be surrounded by two-story homes currently if this goes through. So, I would hope that that would be another reason for— we would ask for a condition maybe that single story homes be put along Valley View, and any abutting private property, personal properties, of other residences would be single story homes too to keep that little bit of privacy for those neighbors.

As was mentioned before, between the apartments, this project, the project across the street, again, this is one of the few open areas in the valley. So, we get it, they're coming. But we're going to be pushing over 650 private residences between the apartments, the building on Dean Martin, and then these three projects that are coming just at this corner, with zero addition to infrastructure, just more building of higher density projects. And as mentioned by the developer, this is a trend that's meeting this area. But sadly, it's only a trend because it was at the behest of constant approvals of plan amendments and zone changes. So, it wasn't a trend that would fit if things would've remained the way they were intended. Thank you.

SEGERBLOM

Thank you. Anyone else here wishing to speak on this item? I see no one will close the public hearing. I turn it over to Commissioner Jones.

JONES

Thank you, Mister Chair. I appreciate the neighbors who have come out and

JONES expressed their concerns. I will note that with regards to two of the residences that are directly adjacent, neither of those have expressed opposition. I know Mister Walsh, who owns the large home along Richmar previously opposed other applications on these parcels and has not done so to my knowledge with regards to this proposed development. And as I understand it, Miss Olson, the parcel that's to the southeast corner there is operated for commercial purposes.

OLSON Our understanding is, yes, it's being rented out.

JONES Okay. With that, I certainly understand the concerns. I have expressed to the community, Dean Martin folks, that I will hold the line when it comes to north of Richmar. And that is my intent, while I'm here, that I won't allow for additional waivers of the Master Plan north of Richmar, in terms of the lower density along Valley View. Valley View is a major roadway. So, when it comes to buffering of the RNP, that is by itself a large buffer for the homes that are along there.

And then I did want to just clarify on the record, not that it's part of this application, for the gentleman that mentioned the parcel that's to his south, the School District has a reservation on 20 of those acres. While it may have been the case that in past years, they haven't considered that as a future site, I can tell you from my discussions recently that it is under consideration for a school site. And also note for the record as I have on prior applications in this area, that 7 ½ of those acres are a reservation by the County for affordable housing. So that's 27 and a half of the acres that are over there. I'm not sure about the fire station, but certainly we're always looking to keep parcels that we have under reservation for future development.

With that, I appreciate the offer of 5,000 square foot lots along Valley View. I also think that it would be appropriate to add additional 5 feet of landscaping along Valley View. So, I'm going to condition the application if acceptable to the applicant for not only 5,000 square foot homes along Valley View, but also an additional 5 feet of landscaping bringing that up to 20 feet.

OLSON Yes, we can agree to that. Thank you.

JONES All right, with those additional – yes, Sami.

REAL Commissioner, if Miss Olson can clarify because there's two conditions that were included in the recommendation of the Planning Commission. And one is for a second vehicular entrance from Hinson Street, which I don't think the current plans are providing. And then the third one is lots adjacent to a less intense use shall install and maintain landscaping with language requiring maintenance of this landscaping provided with the community CC&Rs document. So, I don't know if those she wants to request to be deleted or kept, so.

OLSON We would request that they not be included.

JONES Right. And just for the record, I appreciate that recommendation with regards to landscaping from the Planning Commission, but it's essentially an unenforceable condition to require property owners after they have been transferred ownership from the developer to try and enforce that, so. Did you guys have something?

SEGERBLOM What about the second?

JONES Huh?

SEGERBLOM The second –

JONES Yeah. And with regards to the second entrance, I know in talking with Miss Olson, that just not feasible for this development.

OLSON Correct. Yes. We’d like to just keep our entrance on the north.

JONES Okay. All right. With that, I’ll go ahead and move for approval of Agenda Items 27, 28 and 29 with removal of Planning Commission conditions with regards to additional entrance and landscaping on private parcels around less intense uses, and the additional 5 foot of landscaping on Valley View, and 5,000 square foot lots along Valley View.

SEGERBLOM There’s a motion. Cast your vote.

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

SEGERBLOM That motion passes.

OLSON Thank you.

**ITEM 28.** ZC-23-0925-ROOHANI RAMAK: ZONE CHANGE to reclassify 14.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscaping; 2) eliminate landscaping adjacent to a less intensive use; and 3) reduce street intersection off-set. DESIGN REVIEW for a single family residential development. Generally located on the west side of Valley View Boulevard and the south side of Richmar Avenue within Enterprise (description on file). JJ/md/syp (For possible action)

**ACTION:** Approved with conditions (Resolution No. R-4-3-24-1 for Item 27, companion Items 27, 29 and 30)

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

CONDITIONS OF APPROVAL –

### Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Additional 5 feet of landscaping to be provided along Valley View Boulevard;
- Lot size for lots along the entire eastern edge of the project to measure a minimum of 5,000 square feet;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue and associated spandrels;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on Valley View Boulevard in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### Department of Aviation

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

### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0348-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### **ITEM 29. VS-23-0926-SILVER SERENE LLC:**

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

possible action)

**ACTION:** Approved with conditions (Resolution No. R-4-3-24-1 for Item 27, companion Items 27, 28 and 30)

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

**CONDITIONS OF APPROVAL –**

**Comprehensive Planning**

- Satisfy utility companies’ requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue and associated spandrels;
- 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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

- An address change application is required to change the address of 3820 W. Gary Avenue.

**ITEM 30. TM-23-500194-ROOHANI RAMAK:**

TENTATIVE MAP consisting of 113 lots and common lots on 14.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Valley View Boulevard and the south side of Richmar Avenue within Enterprise. JJ/md/syp (For possible action)

**ACTION:** Approved with conditions (Resolution No. R-4-3-24-1 for Item 27, companion Items 27, 28 and 29)

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



## CONDITIONS OF APPROVAL –

### Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue and associated spandrels;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on Valley View Boulevard in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### Building Department - Addressing

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

### Department of Aviation

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

### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0348-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

## COMPANION ITEMS (31-33)

### ITEM 31. ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:

HOLDOVER ZONE CHANGE to reclassify 2.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) net lot area; 2) eliminate street landscaping; 3) off-site improvements; and 4) street configuration.

DESIGN REVIEW for a single family residential subdivision on 16.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise (description on file). JJ/sd/syp (For possible action)

**ACTION:**

Approved with conditions (Companion Items 32 and 33).

**REAL**

Next are Items 31, 32, and 33. Item 31, ZC-23-0921. Holdover zone change to reclassify 2.6 acres from an R-E (Rural Estates Residential) (RNP-1) Zone to an R-2 (Medium Density Residential) Zone. Waivers of development standards for the following: net lot area, eliminate street landscaping, offsite improvements, and street configuration. Design review for a single-family residential subdivision on 16.2 acres in an R-E (Rural Estates Residential) (RNP-1) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise.

Item 32, VS-23-0922. Holdover vacate and abandon easements of interest to Clark County, located between Gagnier Boulevard and Durango Drive in between Ford Avenue and Wigwam Avenue. A portion of right of way being Wigwam Avenue between Gagnier Boulevard and Durango Drive. A portion of right of way being Cougar Avenue between Gagnier Boulevard and Durango Drive. And a portion of an unnamed right of way located between Cougar Avenue and Ford Avenue within Enterprise.

Item 33, TM-23-500191. Holdover tentative map consisting of the following: 25 lots in an R-E (Rural Estate's Residential) (RNP-1) Zone, and 20 lots in an R-2 (Medium Density Residential) Zone on 16.2 acres. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise.

**SEGERBLOM**

Good morning.

**TONY CELESTE**

Good morning, Mister Chair, Commissioners. My name is Tony Celeste. Address, 1980 Festival Plaza Drive. I'm here on behalf of the applicant, America West Development. As you can see from the aerial here, the site is highlighted in yellow, it is just over 16 acres. It is essentially south of Wigwam, west of Gagnier, north of Ford, and a little bit east of Durango.

This application has two main components to it. The first portion is a zone change for only a small portion of the property, and then the second portion is a design review for the entire 16 acres. First, with respect to the zone change, we are requesting a zone change on basically the most western 2 and a half acres located in the area that is planned Mid-Neighborhood Suburban. Mid-neighborhood Suburban does allow a density of up to 8 units to the acre or R-2 Zoning.

We did file this under the old Title 30, so those conditions or those standards do apply to this. So that's why this is a request to go to R-2, which does conform to the Master Plan. Additionally, you can see from the zoning map, immediately to the south of us, the property is zoned RS-3.3, which is the equivalent to R-2 Zoning. And that is why staff is recommending approval of the zone change portion of it. So, it was just for the 2 and a half acres there. The balance of the property will remain in the R-E or RS-20 estate lots.

The next portion is the design review application. As you can see from the site plan right here, this was the original site plan that we submitted. We had the R-2 lots on the western portion, and then the R-E lots on the balance of the site here. We did have a neighborhood meeting and held this application a couple of times

CELESTE

at the Town Board, and then a couple of times here in order to meet with the neighbors and do some revisions to the plan. The neighbors requested that along Cougar Street here, if we can limit the number of streets that directly access Cougar, and essentially match or mirror what is immediately to the south that has been approved. So, we went back with that, and we were able to, I believe, successfully accomplish that. So, we did submit this revised plan right here where we have now limited only two lots that front Cougar as opposed to the original six that we had, and now have a T-shaped lot or T-shaped street similar to the one to the south of us. We also, importantly what we did, I'll show you on the plan here, we did have proposed access coming off of Gagnier on one of the private streets.

We did alter that and change that to removing the cul-de-sac access from Gagnier and placing it up on Wigwam. By doing that, we have been able to remove two waivers. So, we at this time would like to withdraw waiver number 1. By redoing this lot configuration on the north side, all of our lots now do meet the 18,000 square foot minimum, so we did have a waiver to reduce some of those lots to 16,000 square feet. So that, we now meet that 18,000, so we can withdraw that. And also with waiver number 4, when we had our access point over here on Gagnier, we needed a separation from the intersection to the north of us. We no longer need that since we were able to relocate our cul-de-sac entrance off of Wigwam. So, waiver number 4, we'd also like to withdraw.

With respect to the additional waivers, we are proposing rural standards out here. We are going to provide sidewalks, however our waiver is related to streetlights and curb and gutter. We are also providing detached sidewalk for the majority of the site except right here on lots 18 and 19 that do front out to the right-of-way. We are proposing attached only in this location. We do have the corresponding vacation and abandonment with this application. That is so we can accommodate the detached sidewalks. And finally, we have our tentative map. With that, I'm more than happy to answer any questions you may have.

SEGERBLOM

This is a public hearing. Is anyone here wishing to speak on this item? I see no one, we'll close the hearing. And I turn it over to Commissioner Jones.

JONES

Thank you, Tony, for your presentation and for making the modifications that you did. I think as evidenced by the fact that no neighbors are here in opposition today, that was a significant accommodation. The one thing that I couldn't recall in our discussion before, I know in adjacent proposals from the applicant, there was a commitment to put in the horse trail that had been configured over here. Can you remind me, if on these parcels, if there was a portion of the horse trail?

CELESTE

Yes. I apologize, I just needed to confirm. Up on Wigwam, there is portions of the horse trail that go through there. So, we accommodate that.

JONES

Okay. And the applicant will be putting the horse trail as before?

CELESTE

Correct.

JONES

Okay. All right. With that commitment with regards to the horse trail, I'll go ahead and move for approval of the Agenda Items 31, 32 and 33 with withdrawal of waivers 1 and 4. Antonio?

ANTONIO PAPA ZIAN

Thank you, Commissioner. If I can, since they are installing the sidewalks, can we please have them install the pull boxes for the light? They're not going to install the lights today, but if we could get the pull boxes installed, we would appreciate that, so we don't have to rip anything up in the future to do that.

CELESTE

We can agree to that.

JONES

Okay. All right. Then I modify my motion on 31 through 33 with that additional condition.

SEGERBLOM

We just wanted Antonio to be able to speak today. There's a motion pending. Cast your vote.

**VOTE:**

**VOTING AYE:**

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

**VOTING NAY:**

None

**ABSENT:**

None

**ABSTAIN:**

None

SEGERBLOM

That motion passes. Thank you.

CELESTE

Thank you, appreciate your time.

**CONDITIONS OF APPROVAL –**

**Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised within 4 years from the approval date the waivers of development standards and design review must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Applicant to install conduit and pull boxes;
- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard, 25 feet to the back of curb for Cougar Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the dedication to back of curb and the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights,

and traffic control.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0386-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #1 AND #4 WERE WITHDRAWN.

**ITEM 32.** VS-23-0922-CANKIDS INVESTMENTS 2012, LLC: HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Gagnier Boulevard and Durango Drive, and between Ford Avenue and Wigwam Avenue; a portion of right-of-way being Wigwam Avenue located between Gagnier Boulevard and Durango Drive; a portion of right-of-way being Cougar Avenue between Gagnier Boulevard and Durango Drive; and a portion of an unnamed right-of-way located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action)

**ACTION:** Approved with conditions (Companion Items 31 and 33).

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

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Satisfy utility companies’ requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard, 25 feet to the back of curb for Cougar Avenue, and associated spandrels;
- 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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**ITEM 33.** TM-23-500191-CANKIDS INVESTMENTS 2012, LLC: HOLDOVER TENTATIVE MAP consisting of the following: 1) 25 lots in an R-E (Rural Estates Residential) (RNP-I) Zone; and 2) 20 lots in an R-2 (Medium Density Residential) Zone on 16.2 acres. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise. JJ/sd/syp (For possible action)

**ACTION:** Approved with conditions (Companion Items 31 and 32).

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

**CONDITIONS OF APPROVAL –**

**Comprehensive Planning**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard, 25 feet to the back of curb for Cougar Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the dedication to back of curb and and the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

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

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0386-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM NO. 34** UC-23-0858-ADRAS FAMILY TRUST & ADRAS PAUL J & SUSAN A TRS: APPEAL AMENDED USE PERMITS for the following: 1) increase the area of a proposed casita; and 2) allow an accessory structure not architecturally compatible with the principal building. WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a single family residential development on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Coley Avenue, 110 feet west of Rosanna Street within Spring Valley. JJ/dd/ng (For possible action)

**ACTION:** Approved (held to May 8, 2024, per the Board of County Commissioners).

**REAL** Next is Item 34, UC-23-0858. Appeal amended use permits for the following: Increase the area of a proposed casita and allow an accessory structure not architecturally compatible with the principal building. Waiver of development standards to reduce setbacks in conjunction with a single-family residential development on 0.5 acres in an R-E (Rural Estate's Residential) Zone. Generally located on the north side of Coley Avenue, 110 feet west of Rosanna Street within Spring Valley. Commissioners, this is an appeal. The Planning Commission had approved the application with the denial of waiver development standards 1B. And the application was appealed by a neighbor.

**SEGERBLOM** Good morning.

**SONIA GONZALEZ** Good morning. My name is Sonia Gonzalez, and I represent the address family.

**SEGERBLOM** Could you spell your last name, please?

**GONZALEZ** Gonzalez, G-O-N-Z-A-L-E-Z.

**SEGERBLOM** And are you the one appealing?

**GONZALEZ** I'm not appealing, I'm representing the address family.

**SEGERBLOM** Okay.

**GONZALEZ** Okay. The location of the project is on 730 Coley Avenue in Las Vegas. The zoning is an R-E. Current code is RS-20. It's a half-acre property acquired in 2016. The general description of the project is an addition of a casita with a balcony. And we are requesting variance for the setbacks on an existing shed for the balcony location. This project is a one-story casita with three bedrooms, kitchenette, study, two full bathrooms, one other restroom for pool access. The storage building is an existing shed that has been there from 2001, so we do have public records that it's been on the same location prior to the ownership of the address family. The house is on a septic system. But that item, there are a lot of requisites from the Health District that the casita needs to be connected to sewer and plumbing directly to the house.

Our request is a use of permit to allow extra square footage for the house. We are a total of 1,600 square feet. The maximum allowed by the previous code was 1,500 square feet. We also are asking for the use of permit to allow the attached accessory structure of the shed that was described on as compatible with the principal building. Waiver for development standards to reduce the shed's rear setback that's currently at 3 feet, 9 inches for where 5 feet is required. And also, to

GONZALEZ

reduce the balcony rear setback to 9 feet where 27 feet are required.

On the previous staff meeting, they approved the three items. On the County Planning Commission meeting, there was approval condition to the removal of from prior to... I'm sorry. There was an approval condition to the removal of the balcony, which basically will waive our request of asking variance for that setback. The current project that we were proposing, fortunately there was a misreading on the code of how far the setback for the balcony goes for. The current Code states 27 feet. Unfortunately, between us not reading it right and the first plan checker, there was a miscommunication, and we had the idea that it was diagonally to the property line, which is not. And that was clarified later on. The project that you can see is a shed. We have it – we have an aerial image from 2001 that shows the current shed. This is the shed and how it's matching the property line colors, which was addressed on the previous meeting. One of the neighbors wasn't understanding that someone was living on the shed. There has no one been living in the shed. There was some maintenance done in 2022. There was some maintenance done in 2022 where there was done some insulation, general repairs, painting to color match the property line walls. And the usage of this storage is to store seasonal items, garden equipment, clothing bins, and is just storage. The casita location is on the back corner of the property. There's some vegetation, screening vegetation from that the address family has kept on, on this area.

These are the pictures that we submitted back in November, and these are the pictures taken last week where the vegetation is still screening the privacy in between neighbors. This is the project. There is this misleading or confusing understanding on how the balcony is approached on the back. There is a cut-off on the roof where you can see there's an opening below. The casita, it is to match the current architectural features of the house. For some background information, the address families are active and respect the members of the community. They're very family oriented. They're register foster parents that have adopted four kids with special needs. The casita is only to be enjoyed by their family. That was one of the concerns of the neighbors, that they had too many kids going around the house. But it's a half-acre of property, it's a residential property, so they're going to continue to having visits from the kids that have been part of their family, even young adults.

Some background information. Unfortunately, there has been a recurrent animosity in between neighbors from back to 2016 when they purchased the property. One of the main events that happened in between them was slightly addressed by one of the neighbors on the last meeting where he mentioned that he was going to raise the property wall. Unfortunately, he omitted to mention that he partially demolished the property line wall without the consent of the current owner.

ARMIN VARTANIAN

Stop lying lady.

GONZALEZ

Of the current owner. There's actually – there was an altercation that led for the address family to call Code Enforcement. That was in December of 2016 where they actually fined the backdoor neighbor, requesting for him to rebuild the wall. Also, this kinda was a surprise for the address family that this neighbor



GONZALEZ

commented on this situation as they receive an apology letter to keep this issue back and just move forward with them being kind neighbors.

Since we were not going to oppose, sorry to appeal the decision of the Planning Commission that this was going to be approved with the condition of the removal of the balcony, which as stated before, removing the balcony will waive the requesting of the setback. But since the issue is still on the table, the address family would like to ask the Board for consideration of their approval of the balcony to be kept if they were to move the casita forward, which will still keep a bigger distance in between neighbors. And it does comply with the setbacks with the east neighbor. If this were not to be allowed, then they would like to request to continue with their original proposal of just removing the balcony.

SEGERBLOM

All right. This is an appeal. So, if anyone wants to come forward with an appeal, please come forward.

VARTANIAN

Good afternoon. My name is Armin Vartanian. Last name, V-A-R-T-A-N-I-A-N. I am the neighbor behind the subject property, and I'm the one who filled out the application, appeal application, even though it's for all three neighbors on all three sides. Before I get to my comments, I would just like to mention that the lady who was presenting the case before me had many not truthful things. I am the one who built the wall. I did not build the wall, I just added one block on existing wall, parameter wall, just to keep their young children from seeing our poolside. But anyways, I'm not going to get to that.

In regard to the application, the appeal, why municipalities develop building standards if they're not going to enforce them or they're going to waive them in cases when it is not necessary. The development standards are for everybody. I understand in some cases they can be, go around or changed, but when it is necessary. In this case, there is no necessity whatsoever.

What is the necessity to build the oversized guest house when you are not planning to add to the capacity of your septic tank, which already smells, all three neighbors can prove that. If you're adding 1,600 square feet more to that, I don't know what's going to happen. When I went to the County trying to find out what can I do in building a guest house in my backyard, even though I have a twice larger septic as they do, the County told me that, no, I have to put another different separate septic tank for the guest house. That was a few years ago. But they're allowed to use the same small septic tank designed for the first 2,400 square feet house only, now for over 4,000 square feet of residence.

What is the necessity to build a guest house within 3 feet setback from the neighbor's walls when it's 5 feet all over the United States? There is no necessity. They can put a 5 feet. Why 3 feet? Why that close to the walls? What is necessity to build a rooftop balcony overlooking at neighbor's backyards when they could have put it, designed it in a way so it looks in their own backyard, but no. Well, in this case, I believe the balcony is disapproved already, so I'm not going to get to that. Yeah. During the last meeting, me and Joy, two of the neighbors were here oppose. We oppose it, but the balcony was disapproved by the 3 feet setback and the oversized guest house was approved.

SEGERBLOM

Because this is an appeal, you can keep going.

VARTANIAN

I'm sorry?

SEGERBLOM

The timer went off but go ahead and go forward because this is your appeal.

VARTANIAN

Oh, Okay. Okay. I'm almost done.

Yeah. If the development standards are going to be waived with no real necessity for that, then I believe maybe what's the point of having the development department, enforcement department, zoning department. We're spending lots of money in these departments to make sure everything builds according to the standards, to the laws. And in this case, we're waiving them just because of what? No explanations, no reason was given to us. Even all three immediate neighbors to the east, to the west, and to the rear are opposed. They're all here. These people, they moved into the neighborhood later than all of us. They have chances already to scare all of us that she, every second language, every second sentence the lady is using is, "My husband is an attorney." I hope she didn't scare some of the County workers with this sentence. That's why they're getting approved. Anyways. I hope when I get or when any other neighbors have plans and we need little waivers, little waivers, we will be treated in the same way, which I doubt because the laws are for everybody. They should be followed. If they can approve, they can show a real cause, good cause, we are not against it. But there is no real good cause. They just want to have a luxury over rooftop balconies, three bedrooms. Their guest house going to be almost the same size as their main house. Thank you very much for your attention, unless you have questions.

SEGERBLOM

Thank you. Other individuals want to testify?

WENDY TREAT

Yep. Hello, my name is Wendy Treat, T-R-E-A-T. I live to the west of the neighbor. I disagree with many statements that the builder has said. They plan on building a 1,660 square foot home, that's 69% of their current home. That's ridiculous. I've lived in the neighborhood much longer than they have, this particular neighbor has called out everybody for whatever rules or regulations that they break, she has said nasty things to me in texts about my neighbors. Unacceptable. I was friends with this said neighbor, she told me that they were going to build a small casita in their backyard, the definition of a casita is a small home. 1,660 square foot is a home. Section 10 is beautiful, I don't know if you've ever been there, I've worked my whole life to be able to afford a house there and I struggle now to be able to afford it and now I have to deal with my next door neighbor building a 1,660 square foot home staring at me? I don't think so.

Not to mention the fact that yes, I have complained on many times about the septic for which they have brought people out, but still the same result. Number two, I am friends with this neighbor, I have been. When she told me that she was going to build a small casita, she said it wouldn't be any bigger than the trailer home that she parked in her backyard. FYI, people lived in that trailer home, which is 100% illegal. Okay? I didn't turn her in then because I'm a nice neighbor. When I found out and got this in the mail how big it was, I texted her because she said that she was willing to talk to us.

TREAT Well, she never returned back my text because I don't agree with her. I think that rules and regulations are there for a reason. Section 10, I vote for. I am an avid community member, I'm in the neighborhood watch, I help my neighbors, I do everything. She complains about everybody and texts me about it. Unacceptable. I want you to uphold the regulations that we vote for, there's no other alternative. Why are they getting approved when all three of us don't want it? Can anybody explain that to me? Thank you.

SEGERBLOM Thank you.

JOY BRAY I am Joy Bray. I live –

SEGERBLOM Good morning.

BRAY Hi.

SEGERBLOM Could you spell your last name please?

BRAY B-R-A-Y.

SEGERBLOM Thank you.

BRAY Anyway, I live right to the east of her and all I could say is that she takes advantage of, pushes it just a little bit too far. She's got six cars in her driveway, which makes you think that maybe she's renting out some stuff and maybe she wants to rent out some more. And why would anybody give her a permit to rent to other people? I've seen probably people from another country stay there for a month. I think she's got cameras on my yard because she reported somebody stealing and coming across my yard to get to that. And she is an inconsiderate person.

No one parks in front of her house, but then right the end, beginning of my house, she lets her guests park. And of course, a year ago she put a swimming pool directly – she put the trailer house, the width of it, directly across my swimming pool so she's looking over the swimming pool. Miraculously, it must be because of this meeting, this trailer house disappeared last week, and I was glad of that. And I just think with an inconsiderate person, you shouldn't give them any more pluses. Thank you very much.

SEGERBLOM Thank you. Anyone out here wishing to speak?

JONES So, I'm just going to jump in first before you do. I appreciate the neighbors who are here, and just to be clear, what's before us today is not whether neighbors are allowed to be inconsiderate or not and I have no reason to believe that this neighbor is or is not inconsiderate. It's simply an application for waiver of some development standards, which you're certainly welcome to address, which is what Mister Vartanian did, I think effectively. But we don't get into discussions about whether people are peeking over other people's walls to stare at them in their pools, because quite frankly they probably aren't. So, I don't know if you want to address some of the actual issues that are before us today, ma'am.

GONZALEZ Well, one of the concerns of the neighbors is the septic system. It has been addressed by the property owners, including – actually, when they bought the property, I think it's part of the escrow to evaluate the condition of the septic system. So that was back in 2016, which on public records, that's the same time the adjacent neighbors acquired the property, so the address family has the same longevity in the neighborhood as the neighbors that are appealing.

SEGERBLOM Let me just ask –

JONES Can you just address though because that –

SEGERBLOM Wouldn't you have to get approval from the Health District?

JONES Yeah. So, can you address – adding 1,660 square feet is a lot, so can you address whether that can go on the existing septic system? Because I'll tell you, my colleague here who's the head of the Health District has some serious concerns.

GONZALEZ Yes. Since the house is on existing septic system, you do have to comply with the Las Vegas Water District and then with the Health District. The Health District did evaluate the amount of faucets, toilets, anything that had to do with water to see if it will comply with the existing capacity of the septic, and they actually approve of it. We got the notice of inspection by them and there's a condition that after the build, they have to meet and pass whatever they are requiring. The main restriction is for the casita to be connected to the main house sewer and plumbing; there's no improvement of the septic system nor increase of the diameters of the plumbing system. There cannot be basically any improvement at all, it has to be connected to the house and then the house to the septic system.

MARILYN KIRKPATRICK Commissioner, do you mind? So, I do Chair the Health District and the Water District, and so septic systems are something I live and breathe on a regular basis, and I try to avoid problems going forward. And so, what I would tell you is reading your thing, it appears that you would have to come before the Health District, ask for a waiver to keep that tree and some of this other information, based on what I'm reading real quickly. Just to be upfront, the Health District is not giving waivers, we're not giving self-inflicted waivers whatsoever. This is Section 10 or 11, and one of the things about this area is, from the Water District hat that I wear, I wear three different hats, we're trying to get people to convert to sewer. So, I would want you to convert to sewer, not to add more to the existing septic because we need that whole section to convert to sewer.

GONZALEZ Yeah, and addressing that, the neighbors did get a postcard from the Health District or the Water District actually making it affordable for them to connect to the sewer.

KIRKPATRICK Okay. But you're saying both things, you're saying that you can use the existing septic, or the existing perk test is really what it is.

GONZALEZ Yeah.

KIRKPATRICK And it says you have fixtures that are in compliance but the second part of this is saying, "Oh, but there's some other things in the issues that you would have to

KIRKPATRICK address."

GONZALEZ Yeah, the other thing –

KIRKPATRICK The answer is yes or no, are you connecting to sewer or not?

GONZALEZ Not for the moment because there's no-

KIRKPATRICK Well, for me I'm a no, just because we work really hard in Section 10, and this is an opportunity to bring others in compliance with the sewer system.

GONZALEZ Yeah.

KIRKPATRICK So, Commissioner, I always support you. But Commissioner Segerblom and I would have to deal with this on the other side, and the Health District has been super consistent about not allowing more stress.

GONZALEZ We've been in constant communication with the Health District and the Las Vegas Water District and actually got approval from the Las Vegas Water District. The LVVWD has reviewed and approved your permit, and (inaudible) in this –

KIRKPATRICK But it says there are conditional approvals. Conditional approval is base on –

GONZALEZ Yeah. The condition that they put us on was to remove a tree, which is going to be removed, and they need pictures of the removal of the tree.

KIRKPATRICK Well, what I'm telling you is if you came to the Health District, I would be a no because we're trying to get people to hook up to sewer in that particular neighborhood, believe it or not.

JONES So, I know that you had submitted these additional plans, but I don't really think that our Comp Planning team really had the ability to review them on the fly, and we don't really do that kind of thing here in our Zoning Meetings. Sami, you want to chime in on what Comp Planning has been able to review versus see on the fly?

REAL Yeah, so I think the only thing that we've been able to review were the plans that were previously submitted. My understanding is the applicant has proposed some adjustments which they brought here today to present some alternatives, but Planning has not seen those yet.

JONES All right. Well, with that I'm going to go ahead and recommend that we hold this matter for 30 days, and in that 30 days you're going to have to have a better answer when it comes to septic versus sewer, and in terms of the Health District in particular. And if that is something that is going to be viable, then I'd also just recommend reducing the size of this to at least get under the 1,500 square feet so that you don't have the request for use permits. Still a big casita, but that's 10% of the casita.

GONZALEZ Yeah, well, addressing that, the new code, it does not have that 1,500 restriction. It goes by percentage of the lot, and since it's a half-acre lot, it could go bigger.

JONES It's still really big.

GONZALEZ Yeah, it is pretty big.

JONES Okay.

GONZALEZ Yeah, and we agree on that.

JONES My colleague here says it's bigger than her house.

KIRKPATRICK It is.

GONZALEZ Well, no.

KIRKPATRICK And I'm on a half-acre, so it's bigger than my house.

GONZALEZ Yeah. And addressing the septic system, they got a notification that they might qualify for the public sewer system, to actually be connected to it, but they got that notification only last week. This building or this permit has been in process since August of last year, so there are a lot of changes in the code, from the beginning of this year, and there are a lot of changes with the Health District. So, all of those concerns were after the submittal of this project, and we have been in constant communication with the Comprehensive Planning. We were not requested to submit new plans, but we were advised to present our modifications to be able to comply more with the Code.

JONES No, I totally understand. And that was the conversation that you and I had last week, so I'm not suggesting otherwise. I'm just telling you that unfortunately, our Planning team hasn't really had the chance to evaluate the new plans and I think they are probably better suited than what was in front of the Planning Commission. Because really what's before us today is do we approve what the Planning Commission did or not, so I think for your benefit and your client's benefit, it makes more sense to hold this for 30 days so that if we're going to get comfortable, we can get comfortable. Otherwise, I think that there's going to be some serious concerns with what's before us.

GONZALEZ Okay.

JONES So, with that I'll make a motion to hold this matter for 30 days.

REAL And then Commissioner, just to clarify, so that would be May 8, 2024, so this would be held over to the May 8, 2024, Zoning Meeting.

JONES Okay, thank you.

SEGERBLOM There's a motion to hold it until May 8. Cast your vote.

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

**VOTING NAY:** None

**ABSENT:** None  
**ABSTAIN:** None

JONES Thank you for coming to my party today, to all my colleagues.

SEGERBLOM We were wondering where you've been, but now we know. Anyway, for those of you in the audience, this was not denied today or approved, but it'll be heard again on May 8.

WENDY TREAT What if we can't come? Most of us work.

SEGERBLOM Well, I think we heard you loud and clear.

TREAT We obviously have to keep convening because he's only addressing the septic.

VARTANIAN Okay. Can I address you from here?

SEGERBLOM No, we're not allowed... The hearing's over, but we heard you, trust me.

VARTANIAN What I was trying to say.

SEGERBLOM Sorry. I'm sorry. I apologize.

VARTANIAN (inaudible) they didn't (inaudible) –

SEGERBLOM Okay. Please listen to me. Listen to me. Now we're going to go to public comment. You have three minutes to speak, but let women speak first.

**PUBLIC COMMENT:**

COLEMAN Thank you. My name is Margaret Ann Coleman, C-O-L-E-M-A-N. I'm at 1316 Wizard. This is a serious matter. When I came to you or to the Board or to Governor Sisolak, I was trying to get money from Deputy Shannon Mulhughes that I won for my court order, whereas I could establish my ground as a resident. I moved to 1316 Wizard and gaining control from creative realities that gave me the opportunity to own this home. 2001 up until now, I have the opportunity to be the owner. Under your building that you reconstructed my home after a fire was set by the Spencers, and I had to come to you to get help to finance it. Whereas we was on a emergency assistance program that gave each one of us some finances of back rent, that gave me \$18,000. I gained control over at Kingston's concerning the epidemic of emergency assistance.

I paid \$8,000 there, but I was put out illegally to move and relocate to 1316 Wizard is why I went back. Marilyn Kirkpatrick is in control of all this overthrow conspiracy, and I have to say this. I have something inside of my home that is making it move underneath. There's some people that has moved in the back of my house, is transient, digging a hole. I don't know what they're putting in there, and they're endangering not only my life but a lot of the other people's lives. I wanted to be on the Board in order to help the Black people reconstruct the back of the development up for the Black people as they took their homes of the old people. Whereas we could have opened up Taco Bell, Popeyes in that area. I

COLEMAN wanted to serve them with washhouses other than just one, a grocery store.

I wanted to be beneficial just like you are and give the right decision not only to gaming establishment. All this that I would have done, it might've been a waste of time. You have something under the ground that has surfaced and it's under my building. You better take the time out. I'm going to go and put a police report in concerning this episode in which I'm talking about. This is a serious matter. I don't know if you have a proc playing a game or a studio or whatever, but that building is moving. Now if the oil from both of these gas station is traveling back and forth and it is underground and it is disturbing the environment, you have to pay attention.

JONES Thank you, Miss Coleman.

COLEMAN But I need my money so I can move.

SEGERBLOM Thank you. Anyone else wishing to comment, public comment period? Yeah, he will have it.

JANICE CHEN Good morning. My name is Janice Chen, C-H-E-N, with my friend here, Fiona Xie. I came in late, but I liked to revisit this item here. Can you see it? Yeah. She's opposed to have any development. This is I think, Item 14. You see the abandonment?

SEGERBLOM Just so you know, Item 14 was approved previously.

CHEN Approved?

SEGERBLOM Yes.

CHEN Oh, but then you see this location here? Where do I do? Right behind her home, so she's opposed this, and we send opposing material already.

SEGERBLOM Right, and she spoke in opposition.

CHEN Yes, she did. And her neighbors too, sending the application to oppose it. Why was it approved?

SEGERBLOM The hearing was previously, so that's over. But we did approve it.

CHEN Oh. Because this neighborhood doesn't have any park and there's more development coming up and this is right behind her house. She paid premium to get that lot with the promise from KB Home that there will be no development so—

JONES I'm sorry, this is not somewhere where we can talk back and forth, but we did approve the item.

CHEN Anything else we can do? Because this is a vacant lot, supposed to be remain vacant.



SEGERBLOM I apologize. The hearing's already over and the vote was taken.

CHEN I sent email also on her behalf to the Board to oppose this, and a lot of neighbors also oppose this. So, we will continue sending emails in that case.

SEGERBLOM All right. Thank you.

CHEN But where is this going to be developed, this home site?

SEGERBLOM Apologize, we can't back and forth, but Commissioner Jones or someone from his staff can talk to you.

CHEN Okay. I will wait to talk to you. I'll wait. Thank you.

ED UEHLING Yes, my name is Ed Uehling. You see people that have difficulties with the language, and you have no consideration for that. And it's very racist from my point of view, what you're doing. You did that on purpose without trying to understand what these people are saying.

Also, yesterday I made a request here at the meeting, that the area between the Virgin Hotel and the Airport be kept clean as it was during the F-I and also on the Naples Street. When I left the meeting, when I went there in the afternoon, everything had been removed except the garbage that was left so I wanted to thank you very much for such quick action. I had mentioned it to the, what is it, Public Works and maybe someone the night before. And so maybe that's the reason it got taken care of so quickly, so anyway, it's a chance to thank you for something and I really appreciate it.

SEGERBLOM Commissioner Gibson listens.

UEHLING What?

SEGERBLOM Commissioner Gibson listens.

UEHLING Oh, okay. So, thank you. Then another request I had, and I talked to both the County Manager Office and the Commission Office and asked when are the hearings or the meetings being held for the Debt Management and for the Police Review and the Police Financing. And neither one of them knew when the next meeting is. There must be a schedule of when those meetings are, and so how do I find out? They told me I should talk to Commissioner Naft's office, and even though it wasn't 5:30, he had gone and the other people in that office had gone so I couldn't talk to anyone. And so how do I find out when those meetings are being held?

SEGERBLOM You have my cell phone.

JONES And we have a website that lists all of our public meetings, just for the record.

UEHLING Okay, which website?

JONES ClarkCountyNV.gov.

UEHLING In which part of the website? Because I've looked at the areas where I would suspect that you would find that.

KIRKPATRICK I know. Mister Uehling, and as far as Debt Management, those are held on Thursdays when needed. We don't always get them, so you could check with the Clerk's Office on a regular basis because they post all the agendas.

UEHLING So, it's on Thursday?

KIRKPATRICK It's on Thursdays as needed. Not everybody needs to come before Debt Management.

UEHLING Oh. And so, it would be held this Thursday?

KIRKPATRICK No, we don't have a meeting scheduled for April.

UEHLING I see. Okay. Thank you.

SEGERBLOM All right, your turn.

VARTANIAN Thank you for giving me the second opportunity.

SEGERBLOM State your name again and be sure –

VARTANIAN Armin Vartanian. Last name V-A-R-T-A-N-I-A-N. I did not hear any of you gentlemen, ladies responding on that three feet set back issue that we all have. The guest house is closer to my main house than to their main house. Now by allowing them to put a three feet set back, it makes it even closer to my house. Why is it that you're all okay with changing the five feet set back requirement to three feet? I just don't understand. Okay, if you can explain, maybe I am missing something here. The standard says five feet. If there is real necessity, we can okay consider three feet. But there is no real necessity here. Why are we leaving to May 8, first?

SEGERBLOM Wait, we've taken no action. You're welcome to speak to Commissioner Jones's office, but we're not allowed to talk back and forth at this point.

VARTANIAN Okay, okay, okay. And the other consideration that I'm going to be out of town, Joy is not always in a good health to make it to these meetings, Wendy works. This is the third time she's missing work while it's third time I'm missing the work while the applicants never show up here, it is always their architect representative. So, their work is important, but our work is not? So, are we going to just wait until neither of the neighbors can show up and you can just approve it? Considering no one show up to oppose, then it's approved? I don't think that's fair. I don't think that's fair.

SEGERBLOM Well, let me ask this question of the lawyer. So, this is an appeal, is the appellate able to ask for a continuance?

ROBERT WARHOLA You can ask for it, it's up to the Board. We've already moved, that's correct. It's public comment, it's not the right time, but in general he could do that.

