

Board of County Commissioners

CLARK COUNTY, NEVADA

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COMMISSION CHAMBERS, GOVERNMENT CENTER
500 SOUTH GRAND CENTRAL PARKWAY
LAS VEGAS, NEVADA 89106
WEDNESDAY, MAY 22, 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, May 22, 2024, at the hour of 9 a.m. The meeting was called to order at 9:01 a.m. by Chair Segerblom and on roll call, the following members were present, constituting all the members:

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
Tammy McMahan, Office Services Supervisor
Jennifer Penny, Deputy Clerk

TICK SEGERBLOM

Good morning. This is the Clark County Commission Zoning Meeting. Miss Real?

SAMI REAL

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

ITEM 1 Public Comments.

ACTION:

No action taken by the Board.

SEGERBLOM

This is the time set aside for the first period of public comment. Anyone wishing to speak on an item on the agenda, please feel free to come forward down and get three minutes. Sami, could you read out the ones that have been held, just so people that are here know that?

REAL

Yes. So, I will be reading under Item Number Two, the following list of items to be held. It's quite extensive, so please listen carefully. I'll be reading in:

- Hold to the June 5 meeting: Item 21, 33, 44, 37, 38, 39, 40, 48, 49, 50 and 51.

I'll be reading in:

- Holding to the June 18, 1 p.m. Zoning Meeting: Item 19, 20 and 29.
- Holding to the July 17 Zoning Meeting: Items 10 and 32;
- And then, holding no date: Items 41 and 42.

SEGERBLOM

If anyone who's here on any of those items, they're not going to be heard today. You're welcome to speak on that item since you're here right now, but otherwise, you'd have to come back at a later date. All right, we'll go forward. Miss Coleman.

MARGARET ANN COLEMAN

Yes, thank you. Good morning. My name is Margaret Ann Coleman and I spoke with you yesterday concerning a business proposal as well. Right at this time, I'm under public comments for reimbursement concerning finances. This property at which I'm at, 1316 Wizard is still on a threat and hold by a partnership that you have called PAGAYA and you guys have disgraced my charity program under that spelling, P-A-G-A-Y-A or P-A-Y-A-G-A. It was a supposed charity foundation before they took it over 2016 under the ownership oversee of Tom Hopper, the attorney, aka district of attorney. That is trying to run my life at 1316 Wizard, wiggling the door, breaking and entering. As I have here if you put it on the scanner, this is my grant deed to my property 2007 that was submitted and also the purchase. I can't seem to get the Assessor's Office to put my information in to erase PAGAYA because they're stopping me from gaining my gas and my power. Put my name concerning this property.

Now PAGAYA is a foundation that is a hang-up that's trying to go into partnership with Darren Holmes. And Darren Holmes was one of the squatters as Darren Wilson. I had him removed with renewal. Renewal was paying and thinking that because he's under property management shift that he can take over my property and pay other people's bills like their power bill. My gas bill is 400 and something, I cook once a day. I need PAGAYA removed. I need ownership to

COLEMAN

put under my name.

As you can see, this is my grant deed, Margaret Ann Coleman paid for the closing costs and also the property costs. So, I need you to take the time out. I don't know if you took my proposal serious. I want to not set and rot. The money that you all owe me is ADA 220,000. You also owe me the three` million that was given to you by National Geographic to Yolanda King to distribute during the time that Sisolak was in power. That will help me open up my business door, whereas 71 item that came forth yesterday, whereas you would help supply or give fundings. So, I'm putting in the motion for approval. I need you to contact me. Thank you.

SEGERBLOM

Thank you, Miss Coleman. Anyone else wishing to speak on public comment? Seeing no one, we'll close –

MICHAEL NAFT

Mister Chairman, under public comment, I just wanted to introduce my colleague who's sitting to my left today, Jaylin. This is Jaylin's last day of a yearlong internship with our office. Just wanted to thank her for her service. She's a junior. Starting tomorrow I guess, she'll be a senior at Cristo Rey. She has been involved in dozens of events in the office helping with the preparation and execution and just want to thank her for her service to Clark County and to our office and wish her well next year. Thank you.

SEGERBLOM

Thank you. Do you play basketball? All right, Miss Real, public hearing is closed.

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

ACTION:

Approved (Items 10, 19, 21, 20, 29, 32, 33, 34, 37, 38, 39, 40, 41, 42, 48, 49, 50, and 51 deleted).

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 June 5, 2024, Zoning Meeting: Item 21 ET-23-40188; for WS-18-0789; Item 33 ZC-23-0928; Item 34 VS-23-0929; Item 37 ZC-24-0112; Item 38 VS-24-0114; Item 39 WS-24-0113; Item 40 TM-24-500029; Item 48 ZC-24-0119; Item 49 VS-24-0120; Item 50 UC-24-0121; and Item 51 TM-24-500031;
- Hold to the June 18, 2024, Zoning Meeting: That will be the 1 p.m. meeting. Item 19 ET-21-400175 for UC-0492-15; Item 20 ET-21-400176 for UC-0045-16; and Item 29 WS 23-0766;
- Hold to the July 17, 2024 Zoning Meeting: Item 10 ZC-23-0915; and Item 32 ZC-23-0822.
- And then hold no date, Item 41 PA-23-700055 and Item 42 ZC-23-0931.

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are: Items 10, 19, 21, 20, 29, 32, 33, 34, 37 through 42 and 48 through 51, the agenda stands ready for your approval.

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

SEGERBLOM There is a motion pending. Cast your vote.

VOTE: **VOTING AYE:** Tick Segerblom, William McCurdy II, Jim Gibson, Marilyn K. Kirkpatrick, Justin Jones, 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 April 17, 2024, Zoning Meeting are ready for approval.

MCCURDY Move for approval of the minutes from April 17, 2024.

SEGERBLOM Here's a motion, cast your vote. Good job.

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

SEGERBLOM That motion passes.

ROUTINE ACTION ITEMS (4-18)

ACTION: Approved.

REAL Next are the Routine Action Items which consists of Items 4 through 18 except items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda.

Additionally, staff has the following request:

- Item 5, ET-24-400023 for UC-22-0012, add Public Works condition to read: "30 days to coordinate with Public Works Design Division for Warm Springs Road Improvement Project."

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

MCCURDY Move approval of the Routine Action Items.

SEGERBLOM There's a motion, cast your vote.

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

SEGERBLOM That motion passes.

ITEM 4 AR-24-400042 (UC-21-0439)-RAMM CORP:

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) expansion of a recreational facility; 2) major training facility; 3) camping in conjunction with a recreational facility; and 4) a heliport.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) parking area paving and striping.

DESIGN REVIEWS for the following: 1) expansion of a recreational facility; 2) a major training facility; 3) camping cabins and accessory structures; and 4) a grading plan in conjunction with a hillside development (slopes greater than 12%) on a portion of 375.3 acres in an RS80 (Residential Single-Family 80) Zone. Generally located 2.2 miles west of Kingston Road, 1.3 miles north of Sandy Valley Road within Goodsprings. JJ/jm/ng (For possible action)

ACTION: Approved with conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Clark County Water Reclamation District (CCWRD)

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

ITEM 5 ET-24-400023 (UC-22-0012)-BORISA ZEN CENTER INC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) place of worship (meditation room); and 2) allow an existing carport to not be architecturally compatible to the main residence.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping adjacent to a less intensive use; 2) allow alternative landscaping adjacent to an arterial street; 3) allow alternative landscaping adjacent to a less intensive use; 4) eliminate trash enclosure; 5) allow modified driveway geometrics; and 6) waive full off-site improvements.

DESIGN REVIEW for a place of worship (meditation room) in conjunction with an existing single-family residence on 1.0 acre in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Warm Springs Road, 150 feet west of Cameron Street within Enterprise. MN/my/ng (For possible action)

ACTION: Approved with conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until March 2, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division for the Warm Springs Road improvement project;
- Compliance with previous conditions.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at 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 6 ET-24-400038 (NZC-20-0065)-ASI VEGAS VALLEY LP:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone.

USE PERMIT for senior housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) allow an existing attached sidewalk to remain.

DESIGN REVIEW for a senior housing complex. Generally located on the south side of Vegas Valley Drive, 220 feet west of Nellis Boulevard within Sunrise Manor. TS/my/ng (For possible action)

ACTION: Approved with conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until April 4, 2025 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

ITEM 7 UC-23-0657-PROGRESSIVE FORCE CONCEPTS, LLC:

USE PERMITS for the following: 1) major training facility (outdoor shooting range); and 2) private recreational facility (outdoor shooting range).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping and screening requirements; and 2) reduce parking.

DESIGN REVIEWS for the following: 1) minor training facility with accessory structures; and 2) final grading plan for a hillside development (slopes greater than 12%) on a portion of 76.3 acres in an R-U (Rural Open Land) Zone. Generally located 1.0 mile south of Sandy Valley Road, 2.6 miles east of Cherokee Street within Sandy Valley. JJ/lm/syp (For possible action)

ACTION: Approved with conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 3 years to review as a public hearing.
- 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 and application for review; that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the application must commence within 2 years of approval date or it will expire.

Clark County Water Reclamation District (CCWRD)

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

ITEM 8 WS-24-0053-L G I HOMES-NEVADA, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements within the right-of-way on 0.7 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Tropicana and the east side of Steptoe Street within Whitney. JG/tpd/ng (For possible action)

ACTION: Approved with conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Applicant to provide contact information to Public Works for potential removal of riprap;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

ITEM 9 WS-24-0094-AVILA, JOSE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening standards; and 2) driveway geometrics.

DESIGN REVIEW for an office building on 0.4 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Russell Road, 360 feet west of Mcleod Drive within Paradise. JG/jud/ng (For possible action)

ACTION: Approved with conditions.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Compliance.

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

Public Works - Development Review

- Drainage study and compliance;
- Reconstruct driveways as commercial pan driveways per Uniform Standard Drawing 224.

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 #0160-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM 10 ZC-23-0915-ROOHANI RAMAK:

HOLDOVER ZONE CHANGE to reclassify 4.8 acres from an R-E (Rural Estates Residential) (RNP-I) Zone and an H-2 (General Highway Frontage) Zone to an R-2 (Medium Density Residential) Zone for a future single family residential development. Generally located on the east side of Edmond Street and the north and south sides of Cougar Avenue (alignment) within Enterprise (description on file). JJ/al/ng (For possible action)

ACTION: Deleted from the agenda (held to July 7, 2024, per the applicant). Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

ITEM 11 ORD-24-900058: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Diamante Canyon LLC for a Commercial Development on 2.6 acres, generally located south of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/lg (For possible action)

ACTION: Adopted (Ordinance 5131).

ITEM 12 ORD-24-900081: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LH Ventures, LLC & Cankids Investments 2012, LLC for a single-family residential development on 22.5 acres, generally located south of Wigwam Avenue and west of Cimarron Road within Enterprise. JJ/lg (For possible action)

ACTION: Adopted (Ordinance 5132).

ITEM 13 ORD-24-900097: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LV WS Cimarron, LLC for a multiple family residential development on 13.7 acres, generally located south of Warm Springs Road and east of Cimarron Road within Spring Valley. MN/lg (For possible action)

ACTION: Adopted (Ordinance 5133).

ITEM 14 ORD-24-900117: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc for a single-family residential development on 4.4 acres, generally located east of Haven Street and north of Frias Avenue within Enterprise. MN/lg (For possible action)

ACTION: Adopted (Ordinance 5134).

ITEM 15 ORD-24-900141: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Toll South LV LLC for a single-family residential development on 5.0 acres, generally located south of Windmill Lane and east of Cimarron Road within Enterprise. JJ/lg (For possible action)

ACTION: Adopted (Ordinance 5135).

ITEM 16 ORD-24-900159: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings, LLC for a single-family residential development on 2.4 acres, generally located north of Richmar Avenue and west of Valley View Boulevard within Enterprise. JJ/lg (For possible action)

ACTION: Adopted (Ordinance 5136).

ITEM 17 ORD-24-900160: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings, LLC for a single-family residential development on 6.3 acres, generally located north of Pyle Avenue and west of Valley View Boulevard within Enterprise. JJ/lg (For possible action)

ACTION: Adopted (Ordinance 5137).

ITEM 18 ORD-24-900185: 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 February 7, 2024, February 21, 2024, and March 6, 2024. (For possible action)

ACTION: Adopted (Ordinance 5138).

ITEM 19 ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:

HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: 1) High Impact Project; 2) resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; 4) increase the height of high-rise towers; 5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards.

DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; 3) encroachment into airspace; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) non-standard improvements (landscaping and fencing) within the right-of-way.

DESIGN REVIEWS for the following: 1) High Impact Project; 2) resort hotel and all associated and accessory uses; 3) hotel towers and associated low-rise and mid-rise buildings and structures; 4) low-rise and mid-rise buildings including retail, restaurants, public, and back-of-house areas; 5) water features (man-made lake and decorative water fountains); and 6) all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action)

ACTION: Deleted from the agenda (held to June 18, 2024, at 1:00 p.m., per the applicant).

ITEM 20 ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:

HOLDOVER USE PERMIT SECOND EXTENSION OF TIME to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South, and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action)

ACTION: Deleted from the agenda (held to June 18, 2024, at 1:00 p.m., per the applicant).

ITEM 21 ET-23-400188 (WS-18-0789)-CAI LAS VEGAS HOTEL PARTNERS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) increase building height; 2) reduce the height setback to an arterial street for a proposed hotel; 3) reduce parking; 4) increase the number of tandem spaces; 5) alternative parking layout; and 6) alternative driveway geometrics and design.
DESIGN REVIEW for modifications to an approved hotel on 0.6 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. MN/nai/ng (For possible action)

ACTION: Deleted from the agenda (held to June 5, 2024, per the applicant).

COMPANION ITEMS (22-23)

ITEM 22 VS-24-0079-STRAIGHT-LINE LEASING, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and between Gillespie Street and Placid Street within Enterprise (description on file). MN/nai/ng (For possible action)

ACTION: Approved with conditions (companion Item 23).

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

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

REAL Next are companion Items 22 and 23.

Item 22 VS-24-0079. Vacate and abandon easements of interest to Clark County located between El Dorado Lane and Maulding Avenue and between Gillespie Street and Placid Street within Enterprise.

Item 23 WS-24-0080 waivers of development standards for the following: street landscaping, off-site improvements on one acre in an RS-20 Residential Single-Family 20 Zone within the Neighborhood Protection R&P Overlay. Generally located on the south side of El Dorado Lane 145 feet east of Gillespie Street within Enterprise.

WIN BAHLKE Good morning.

SEGERBLOM

Good morning.

BAHLKE

Good morning. Win with ACG Design 4310 Cameron Street. We're here to ask for a vacation, 33 feet along the east and south side of the property line for a patent easement, currently encumbering any sort of construction in that area. We're also here to ask for a waiver of development standards for full off-site improvements for the part of the properties that will be fronting towards El Dorado Lane. We're asking to waive as we're currently in a Rural Preservation Neighborhood. We're trying to just preserve the characteristics and aesthetics of the neighborhood and match any sort of matching properties around us.

We respectfully ask for your approval and I'm open for any questions you may have.

SEGERBLOM

All right. This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, will turn it over to Commissioner Naft.

NAFT

Thank you, Mister Chairman. My motion will be to approve Items 22 and 23. However, on 23 Waiver of Development Standard Number Two, I'm going to require a sidewalk along the frontage, in front of the property. I'm going to let you work with Public Works on what material that might be that'll be suitable for the area and not prohibitive to the project. Is that understood by you and your client?

BAHLKE

Understood.

NAFT

Okay. If there's nothing further, I move for approval of Item 22 and 23.

BAHLKE

Thank you.

SEGERBLOM

There's a motion, cast your vote.

VOTE:

VOTING AYE:

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

VOTING NAY:

None

ABSENT:

None

ABSTAIN:

None

SEGERBLOM

That motion passes.

ITEM 23 WS-24-0080-STRAIGHT-LINE LEASING, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; and 2) off-site improvements on 1.0 acre in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Eldorado Lane, 145 feet east of Gilespie Street within Enterprise. MN/nai/ng (For possible action)

ACTION:

Approved with conditions (companion Item 22).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised a tree fee-in-lieu will be required for the elimination of any street trees; 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

- Sidewalk to be constructed along the Eldorado Lane project frontage and applicant to work with Public Works on the location and construction specifications, including surface material(s), of said sidewalk;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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 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.

COMPANION ITEMS (24-25)

ITEM 24 VS-24-0116-COUGAR-JONES INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Westwind Road, and between Cougar Avenue and Wigwam Avenue and a portion of a right-of-way being Red Rock Street located between Cougar Avenue and Ford Avenue (alignment) within Enterprise (description on file). JJ/sd/ng (For possible action)

ACTION: Approved with conditions (companion Item 25).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Cougar Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit

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

REAL Next are companion Items 24 and 25.

- Item 24 VS-24-0116, vacate and abandon easements of interest to Clark County located between Jones Boulevard and Westwind Road and between Cougar Avenue and Wigwam Avenue and a portion of right of way being Red Rock Street located between Cougar Avenue and Ford Avenue within Enterprise.
- Item 25 WS-24-0115 waivers of development standards to allow attached sidewalks and design review for an outdoor storage yard on 2.5 acres and an IL Industrial Light Zone, generally located on the south side of Cougar Avenue 280 feet east of Jones Boulevard within Enterprise.

MATTHEW JARAMILLO Good morning, Matthew Jaramillo.

SEGERBLOM Good morning. Can you spell your last name, please?

JARAMILLO J-A-R-A-M-I-L-L-O. 1210 Hinson Street here on behalf of the applicant. With our application, we are filing for an outdoor storage area that will be installed with an eight-foot block wall with gates. It's for an adjacent business directly to the northeast. We're vacating additional right of way, that says remnant right of way from previous dedications that are no longer needed. As for the waiver, we're asking for a waiver of the detached sidewalk. We're at the end of a cul-de-sac in pretty much an industrial area. It basically matches what's been built in the area already. That is it.

SEGERBLOM Does that complete your presentation?

JARAMILLO Yes.

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

JUSTIN JONES Thank you, Mister Chair. Thank you for your application. We don't generally waive the detached sidewalk, so this is, as you mentioned, at the end of a cul-de-sac and next to the railroad and it'll never go through. So, for that reason, I'll go ahead and move for approval of agenda Items Number 24 and 25.

SEGERBLOM There's a motion. Cast your vote.

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

SEGERBLOM

That motion passes.

JARAMILLO

Thank you. Appreciate your time.

ITEM 25 WS-24-0115-COUGAR-JONES INVESTMENTS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow attached sidewalks.

DESIGN REVIEW for an outdoor storage yard on 2.5 acres in an IL (Industrial Light) Zone. Generally located on the south side of Cougar Avenue, 280 feet east of Jones Boulevard within Enterprise. JJ/sd/ng (For possible action)

ACTION:

Approved with conditions (companion Item 24).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a

Certificate of Compliance.

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 for Cougar Avenue.

Fire Prevention Bureau

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

COMPANION ITEMS (26-28)

ITEM 26 WC-24-400043 (ZC-1122-07)-PARACHUTE A B C T, LLC SERIES V, ET AL:

WAIVERS OF CONDITIONS of a zone change for the following: 1) prior to construction, applicant to build an 8 foot block wall along the east property line to buffer the residents during and after construction; 2) the building will be placed on the west facing property line inward to the parking lot; 3) all lighting shall be below 8 feet in height to prevent any spillover on to the adjacent property; and 4) landscaping shall be minimized along Wigwam Avenue to maintain a line of sight across the property when the tenants are closed in conjunction with a proposed tavern on 0.5 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Wigwam Avenue within Enterprise. JJ/jor/ng (For possible action)

ACTION:

Approved with conditions (companion Items 27 and 28).

REAL

Next are companion Items 26, 27 and 28.

REAL

- Item 26 WC-24-400043 for ZC-1122-07. Waivers of conditions of a zone change for the following: prior to construction, applicant to build an eight-foot block wall along the east property line to buffer the residents during and after construction; the building will be placed on the west facing property line inward to the parking lot; three, all lighting shall be below eight feet in height to prevent any spillover on the adjacent property; and the fourth waiver is landscaping shall be minimized along Wigwam Avenue to maintain a line of sight across the property when the tenants are closed. And all of this is in conjunction with a proposed tavern on 0.5 acres and a commercial general zone, generally located on the northeast corner of Durango Drive and Wigwam Avenue within Enterprise.
- Item 27 VS-24-0132. Vacate and abandon a portion of right of way Wigwam Avenue located between Durango Drive and Lisa Lane and a portion of right of way being Durango Drive located between Wigwam Avenue and Camaro Avenue within Enterprise.
- Item 28 WS-24-0131, waivers of development standards for the following: reduced parking, reduced setback, reduced the number of landscape finger islands, reduced driveway throat depth and reduced driveway departure distance. Design reviews for the following: a proposed restaurant related services building and lighting on 0.5 acres in a Commercial General Zone generally located on the northeast corner Durango Drive and Wigwam Avenue within Enterprise.

SEGERBLOM

Good morning.

DAVID EDELBUTE

Good morning. My name is David Edelblute, E-D-E-L-B-L-U-T-E. I'm an attorney from Howard and Howard representing the applicant today. Here with me today is also Mike Doll on behalf of the applicant Volunteer Crossings, LLC, Sheldon Colon from SCA Design and Lee Haney. Last but not least, from Village Pub, the intended operator of the restaurant. That's the subject of the application. Just want to take a quick moment here to thank all the Planning Staff, Public Works Staff who worked with us on this project. Specifically, I want to mention one person who's been extraordinary through this process. Her name is Jilliee Opiniano-Rowland. She's just been extraordinary, and I wanted to make sure we put that on the record so that she knew we were appreciative of her efforts. As you can see, we've got some waivers of conditions that relate to a NOFA that was in 2008. This is when this property was converted from a residential area to a commercial area. And then with recent zone changes in January, it turned into a Commercial General Zone. So, this application is really for a conforming use in this commercial general area and we're happy to answer any questions that anybody may have.

SEGERBLOM

That complete your presentation?

EDELBUTE

Yes sir.

SEGERBLOM

All right. This is a public hearing. Anyone here wishing to speak on this item? Seeing no one. We'll turn it over to Commissioner Jones.

JONES Thank you, Mister Chair and thank you, Mister Edelblute. Can you just provide a little more context for what will be operated on site?

EDELBUTE Absolutely. We would be happy to. So, this site is on the corner of Wigwam and Durango. It's currently undeveloped on, I believe, every single portion of that intersection. On the Northeast corner of the property or the intersection is where we're intending to develop a tavern in conjunction with Village Pub. When we were looking at this site for potential commercial development, we understood that there were some residents and some residential properties in the area. So, we were looking for something that also made sense for commercial development but was respectful of those residential neighbors.

And so, when we looked at the site, we determined that a tavern would be the most likely type of commercial building that could fit on this parcel that would also be respectful of the neighbors. And we took some measures before we even filed our application with the design portion of this to try to alleviate some of those concerns. And Sheldon can speak more generally to those. But we moved the sidewalk, or excuse me, the driveway away from the residential areas on Wigwam. We raised the wall so that there was more sound and light buffering for those neighbors.

And really, when we were looking for an operator for this tavern, the first thought was let's reach out to Village Pub because we knew that it was a family-friendly operation and I wanted to be able to get up here today and tell you that it was family-friendly. But I hadn't actually been to a Village Pub before I started this project. So, I didn't realize there was a Village Pub in my neighborhood. So, I recently took both of my daughters, they're three and one years old, over to the local Village Pub. We had a great meal, we had a great experience, and I can tell you that it really is a family-friendly, quiet location. And so, I can stand here before you today and say that when we were developing this type of property, we thought we wanted to be considerate of the residential neighbors.

JONES All right. Can you confirm that there is a fully separated dining area for families as you mentioned?

EDELBUTE That's correct. That's the plan.

JONES Okay. One of the issues that had been raised by neighbors was parking along Wigwam. So would you be amenable to a condition that will require you to put up posting of no parking in residential area signage on your property?

EDELBUTE Yes, we would.

JONES Okay. All right. With that additional condition, I will go ahead and move for approval of agenda Items, Numbers 26, 27 and 28.

NAFT Mister Chairman, just for full disclosure, Mister Edelblute who's presenting today is a neighbor of mine, I believe it doesn't hamper my view on the issue and can still vote, but just looking to disclose.

ROBERT WARHOLA I agree. You may vote on this.

NAFT Thank you.

SEGERBLOM There's a motion, cast your vote.

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

SEGERBLOM That motion passes. Thank you.

ITEM 27 VS-24-0132-PARACHUTE ABCT, LLC SERIES V, ET AL:
VACATE AND ABANDON a portion of a right-of-way being Wigwam Avenue located between Durango Drive and Lisa Lane, and a portion of right-of-way being Durango Drive located between Wigwam Avenue and Camero Avenue within Enterprise (description on file). JJ/jor/ng (For possible action)

ACTION: Approved with conditions (companion Items 26 and 28).

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

- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Blue Diamond Wash Trail improvement project;
- Right-of-way dedication to include a 54 foot property line radius;
- 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 28 WS-24-0131-PARACHUTE ABCT, LLC SERIES V, ET AL

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce setback; 3) reduce the number of landscape finger islands; 4) reduce driveway throat depth; and 5) reduce driveway departure distance. DESIGN REVIEWS for the following: 1) a proposed restaurant and related services building; and 2) lighting on 0.5 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Wigwam Avenue within Enterprise. JJ/jor/ng (For possible action)

ACTION: Approved with conditions (companion Items 26 and 27).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Signs shall be posted on-site stating “No Parking in Residential Areas” (or similar message);
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- Expunge design review and waiver of development standards portion of ZC-1122-07.
- 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; applicant to work with Comprehensive Planning staff to provide and maintain the Durango Avenue on-street trail; 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; the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 54 foot property line radius;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Blue Diamond Wash Trail improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0161-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM 29 WS-23-0766-CLARK PAT GST TRUST & CLARK PAT TRS:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalks and street landscaping; 2) increase wall height; 3) allow sole access from a collector street; 4) reduce gate setback; and 5) waive full off-site improvements.

DESIGN REVIEW for finished grade in conjunction with a proposed single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Torrey Pines Drive and the south side of Maggie Avenue within Lone Mountain. MK/lm/syp (For possible action)

ACTION:

Deleted from the agenda (held to June 18, 2024, at 1:00 p.m., per the applicant).

ITEM 30 WS-24-0118-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) off-site improvements; and 2) reduce driveway

throat depth.

DESIGN REVIEW for a school on 37.2 acres in a PF (Public Facility) Zone. Generally located on the northwest corner of Sky Road and Boulder Lane within Indian Springs. RM/jud/ng (For possible action)

ACTION: Approved with conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- On-site circulation for drive aisle(s) used for student pick-up and drop-off shall be one way only.
- 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

- Sidewalk shown on plans along Sky Road shall be extended north to Lincoln Lane;
- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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.

REAL

Next is Item 30, WS-24-0118, Waivers of Development Standards for the following: off-site improvements and reduced driveway throat depth, design review for a school on 37.2 acres in a Public Facility Zone, generally located on the northwest corner of Sky Road and Boulder Lane within Indian Springs.

SEGERBLOM

Good morning.

BRANDON MCLAUGHLIN

Good morning, Mister Chair, Members of the Commission, my name is Brandon McLaughlin, Assistant Superintendent of the Clark County School District. We're very excited to be presenting Indian Springs Replacement School here with you today. A little bit of context, 2021 Legislative Session allocated a lot more bond dollars, approximately \$3.7 billion towards the School District. And Indian Springs was one of our prime candidates for replacement. Why that was is because some of the concrete out there across many of the structures is deteriorating more rapidly because of some high-water table and acidic soils up there. So, we evaluated renovations, which was a public sentiment that we clearly heard throughout this process, but ultimately, replacement was a more viable and

MCLAUGHLIN

economical option for us. So, we're very excited to present this 102,250 square foot replacement school and it holds 886 students.

So, the few waiver of development standards are off sites along Boulder Lane and Sky. This is a rural community in nature, if you drive around town, there is a different fabric to this, and we want to honor that fabric. So, what we're proposing is simply less streetlights, attached sidewalks, whereas detach is commonly enforced. But I think the trade-off in that is we did work with the director of Public Safety for Public Works, and we actually came to an amenable and agreeance that a 10-foot sidewalk attached would be a good thing for the community and for the students. Again, emphasized during the Town Board was we wanted our students to be able to ride to school. Ride their bikes safely to school, which we agreed. So that's why we believe 10-foot sidewalks along those, which is just a different of development standards, was still in a benefit to the community and to the school.

We also, like I said, had unanimous approval at Town Board. There was some great questions asked about student safety, which again, got with Public Works. And then a few other issues that we would want to highlight was we did have a town hall meeting, CCSD led town hall meeting back in April with the school-based community. Two predominant things that I just want to emphasize with you guys that came of that that we did respond to was the colors that you're going to see in my colleague's portion of the presentation. But we will work with the school site for their specific school blue, because we've determined that was a valuable thing for the community as well. There was a desire for more on site maneuverability to the existing parking area by the athletic parking lots to what will become the proposed more school-focused parking lots. The portion that Mister Rogers here is indicating is that the feasible route that we're exploring right now on-site. We also explored a variant of that where there was a desire to connect that existing parking lot over to Sky Road, which, in working with Parks & Rec, with the County, that was not advisable. And with the school-based administration also, they did not want to lose additional field space for their students.

So again, we heard the sentiment, we tried to adequately respond to those. The last two things I want to bring up is just the drainage. So, one of the core items of why maybe recommendation of denial by Public Works was about drainage along Sky and Boulder. At the Town Board, we very immediately after our presentation item, heard from Regional Flood Control that there is much larger maneuvers happening around the town of Indian Springs to divert more of the water. And the flows, honestly, through the site are not the areas that the curb and gutter that's being conditioned would divert any differently perhaps.

So, we're certainly open to continuing to work with Public Works staff on that as we go through the drainage and traffic studies, which we are amenable to as a part of the conditions. So, with that, I'll turn it over to our partner, GMRA Architects.

GEORGE ROGERS

Thank you. George Rogers, architect. R-O-G-E-R-S. Mister Chairman and Commissioners, this is an enlarged site plan of the area. You can see the new school is here. The existing athletic parking lot is here that I was pointing to, a minute ago, and this is the new parking lot. You'll notice that this is the area of

ROGERS

the existing school that will be demolished as a matter of this project. But the Parks & Rec pool and their head-end building remains with the new parking lot. And access off of Sky Road remains. Perhaps this might be the best connectivity for the site since, right now, the existing residents use access off of Sky Road to drop off and pick up. And so, they still can use Sky Road, come in, drop off, the buses actually will drop off up here, and use Boulder as an exit primarily.

So, the new school will have an administration and commons area right here. The littlest kids will go to school here, the middle school here. I'm sorry, the elementary school here, the middle school and the high school with the athletic building right here. It makes a great connection to the existing athletic fields that are maintained in this project. We've got really fabulous common areas for the children to enjoy and communicate with in this area, and a really fabulous entrance as well. Parking exceeds the minimum standards by a lot. And this might really become, this driveway right here might become the exit for the whole school. And really, circulation might happen this way. So as an exit, I doubt that Boulder Lane would ever really see that much traffic except at going home time. Nevertheless, it's 102,000 square feet, it's a tilt-up building, and that's mostly what it looks like. Thank you.

MCLAUGHLIN

So, with that, Mister Chair, we respectfully request the waivers of development standard and design review. Thank you.

SEGERBLOM

This is a public hearing. Anyone from Indian Springs here wishing to speak, or anywhere else, I guess? Seeing no one. Will close the public hearing and turn it over to Commissioner Miller.

ROSS MILLER

Thank you for your work on this project. It's obviously an exciting development for the community. I don't have any problem with the waiver of off-sites on Boulder Lane, where some of the off-sites are already complete, but I do take issue with the request of the waiver on Sky Road, as it creates a public safety issue. I believe Public Works is in agreement with that. Are you amenable to withdrawing the request for the waiver as to the off-site improvements on Sky Road?

MCLAUGHLIN

Brandon McLaughlin for the record. Mister Miller, I don't believe ... I don't entirely want to waive that condition, but we're certainly open to working with Public Works staff more on what that could be. I think there's certainly things that can be additionally-

MILLER

Yeah. We can hold it for another month, then if you want to work it out. I apologize, I thought this was already resolved, and you had agreed to withdraw the request of the waivers on Sky Road. But I'm not inclined to waive those.

MCLAUGHLIN

Okay.

MILLER

You'd like to pass it for a month so we can discuss it further?

ROGERS

Mister Commissioner if I may?

MILLER

Sure.

ROGERS Is it the width of the pavement that's the issue, or a curb and cutter that's the issue?

MILLER Antonio, do you want, want to address it?

ANTONIO PAPAZIAN Thank you, Commissioner. The sidewalk, for public safety. It's a school. We believe the kids should have a place to walk, not on Sky Road, not in the dirt but on sidewalk.

ROGERS So, we've got a ten-foot sidewalk.

PAPAZIAN North of that driveway. Thank you.

ROGERS Mister Commissioner, Chairman, and Antonio, we could add additional sidewalk to Clark that might alleviate the issue. That's really where the congestion for the existing pick-up and drop off occurs.

MARILYN K. KIRKPATRICK Commissioner Miller. Can I ask a couple of questions?

MILLER Sure.

KIRKPATRICK I think you're right, myself, because in my rule schools, that's exactly what happens when you have nothing there. It becomes a dirt U-turn situation, and parents are just going anywhere, and kids are dodging cars. So, I support you doing that.

My second question would be this. One of the biggest problems that we have with pedestrians and schools is the parents don't know how to drive. So, are you suggesting that this be a one way in and a one way out access? Because at least in my District, I don't want any way people to do U-turns in the future. So, if you were saying that you're going to have them go in one way and go out so that they can't conflict, I'm curious as to what that is. Because right now, no matter how you do it or how you slice it, around a school, it's chaos. And there sure aren't enough crossing guards, there's definitely not enough CCSD police. And I'm a firm believer you got to have curb gutter and sidewalk anymore, and you got to have one way all the way around, so that there's no way to get conflicts. But I couldn't tell if you were saying you'd like people to exit that way, or is it just going to be one way?

MCLAUGHLIN Commissioner Kirkpatrick, Brandon McLaughlin for the record. We didn't stripe it as such, we functionally know from many of our site administrators that's how they will likely operate it. We're certainly open to some conditions that we could impose upon that word it to a one-way drive. As Mister Rogers was indicating, it likely will be.

And if I may respond as well, I think it seems like on the sidewalk issue of Sky, again, we don't necessarily want to hold this a month, but we are certainly open to ... We could extend the sidewalk up if up to Clark is amenable. I mean, even if beyond that, we are open to further conditions of how long we want to take that sideway up with you guys.

MILLER We would need full sidewalks, as per Public Works recommendation. Are you amenable to that?

PAPAZIAN Just for clarification, Commissioner, sidewalks would be adjacent to their property. So north of Clark, north of Lincoln. It would be adjacent to all of their property, at least on Sky.

MCLAUGHLIN Yeah, we're open to it through the duration of our property. I would simply ask if we can take the 10 foot that we're proposing detached along Sky all the way up to our property line on the north. We're open to that.

MILLER Yeah, that's fine.

MCLAUGHLIN Okay.

MILLER I believe that's what we're doing on Boulder as well, right? Attached?

PAPAZIAN You're correct, Commissioner. It is attached, and it's a ten-foot sidewalk on Boulder.

MILLER Okay, thank you.

SEGERBLOM All right, I think we just did the negotiations.

MILLER Thank you.

SEGERBLOM Would you want to remake your motion?

MILLER Yeah, thank you. I'll make a motion for approval of the waiver 1A, with respect to 1B, denial of the full waivers, but agreeing to waive the offsite improvements with the exception of the sidewalks with the conditions that Public Works is amenable to and approve waivers 1C and the request for waiver two.

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

JIM GIBSON Does that include the one-way drive, or is that something that you want to get into right now, Commissioner?

MILLER So, if somebody could help me with that.

PAPAZIAN I'm sure that was a condition. I think it'd be safer if it was a one one-way drive into Sky and out through Boulder.

MILLER Yes, that's part of my motion. Thank you.

SEGERBLOM All right, so the principal's hands are tied. All right.

KIRKPATRICK It'll be consistent then.

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

SEGERBLOM All right, I think that vote... So, it passed. I hope you're going to come back on a new school for Mount Charleston at some point, but that's for another day. Thank you

MCLAUGHLIN Thank you.

ITEM 31 WS-24-0133-4710 CARTIER PARTNERS, LLC:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) non-decorative fence; 3) back-of-curb radius; and 4) driveway geometrics.
 DESIGN REVIEW for an outdoor storage yard on 6.1 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70, AE-75, and APZ-2) Overlay. Generally located on the north side of Cartier Avenue and the east side of Marion Drive within Sunrise Manor. MK/rr/ng (For possible action)

ACTION: Approved with conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a tree fee-in-lieu is required for the elimination of parking lot trees; 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

- Construct unused driveways with full off-site improvements;
- Drainage study and compliance.
- Applicant is advised that off-site improvement 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at 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.

REAL All right, next is Item 31, WS-24-0133, waivers of development standards for the

REAL following: parking lot, landscaping, non-decorative fence, back of curb radius and driveway geometrics. Design review for an outdoor storage yard on 6.1 acres, and industrial light zone within the airport and Byron's AE-70, AE-75 and APZ-2, Overlay. Generally located on the north side of Cartier Avenue and the west side of Marion Drive within Sunrise Manor.

SEGERBLOM Good morning.

JENNIFER LAZOVICH Good morning, Jennifer Lazovich, 1980 Festival Plaza Drive here today on behalf of the applicant. The property is located here on Cartier and Marion. It's a little tough to see, but a majority of the property is not paved. And so, the owner of the property now would like to come in and pave the property entirely and do some other upgrades with fencing. Right now, there's no perimeter landscaping on Marion or Cartier either, so that would be part of the application as well, that perimeter landscaping would be added, the site would be paved.

In addition to that, we are adding some landscaping in front of the building, where it doesn't exist today. And the two driveways that we have, there's one on Cartier, but there's also one on Marion, there was originally a curb cut that sits right here, kind of close to the corner, but there is a condition that we are agreeing to with Public Works that requires us to essentially eliminate that to make sure that our off-site improvements go all the way down Cartier to block that. And you'll see on this exhibit, where that is, where my finger is, that yes, we agree with that, and we're adding that perimeter landscaping to go around. So, we do agree with that additional condition from Public Works. Town Board recommended approval, and I'd be happy to answer any questions.

SEGERBLOM This is a public hearing, is anyone here wishing to speak on this item? Seeing no one, we'll close the public hearing. Turn it over to Commissioner Kirkpatrick.

KIRKPATRICK Thank you, Mister Chairman. So, I'm going to make a motion to approve Item 31. Waiver Number One, I ask that you put in some type of landscaping. I understand of we put in big trucks and equipment and all that other stuff, they'll just run over it. So as long as there's some. Antonio?

PAPAZIAN Thank you, Commissioner, just to clarify what Miss Lazovich was saying, I'd like to read into the record to construct unused driveways with full off sites.

LAZOVICH Which we agree with.

KIRKPATRICK Okay. And then, we'll allow for waiver number two, is that correct? So, you wanted two waivers. We're amending waiver number one, and then we'll allow you to have waiver number two, right?

LAZOVICH Right. I think we... Well, maybe I'm wrong on this. Wasn't it ... We need the waivers as they're asked for 1, 2, 3, and 4.

KIRKPATRICK Okay.

LAZOVICH But we're adding the condition that Antonio just read into the record, about adding off site improvements where the unused driveway is on Cartier –

LAZOVICH Well, it really sits on...yeah, Cartier.

KIRKPATRICK All right, so Antonio?

PAPAZIAN Thank you, Commissioner. Just to clarify, our waivers were number 3, 4A and 4B, and Public Works was okay with those waivers. The other waiver, I'd have to defer to Sami.

KIRKPATRICK Because we addressed it, right? Okay.

REAL Yeah, if I can get clarification on the parking lot landscaping, on what you're looking for?

KIRKPATRICK So, we're asking that some type of landscaping be in the parking lot to not necessarily, as the code requires, in between the little diamonds. But we want some type of greenery in there for shade, so that there's something in there. I think that you have it abutting one of the buildings, right?

LAZOVICH Yeah, yeah. Because so much of the property now, it'll be paved so you can get a lot of movement in and out through here. So, we thought that we addressed ... I suppose what we're really doing is trying to help the building look a little better by adding landscaping. And so, that's where we had the landscaping that isn't there today that we were adding in front of the building. On this side of the building, we couldn't do it because there are doors over there.

KIRKPATRICK So, Sami do you, I mean, it's specific to the plan that's in front of us. And the reason for that is just because when you have these type of yards, they just run over the landscaping. But we don't want to ... We're pretty consistent about requiring some type of landscaping so that you have that greenery effect. So should I just say my motion is to approve per staff's recommendations, and as the plan submitted before us today, will that?

REAL Yeah, I would say if they're currently shown on the plans, then there's no need to add an additional condition to require the landscaping that's shown on the current plans.

KIRKPATRICK All right, perfect. That's my motion.

SEGERBLOM There's a motion. Cast your vote.

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

SEGERBLOM That motion passes.

ITEM 32 ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:
 HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-D (Suburban Estates Residential) Zone to an R-1

(Single Family Residential) Zone for a future residential development. Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise (description on file). MN/al/syp (For possible action)

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

ITEM 33 ZC-23-0928-BISMI SERIES HOLDINGS, LLC:

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

USE PERMIT to allow a mini-warehouse.

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

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

MN/jor/syp (For possible action)

ACTION: Deleted from the agenda (held to June 5, 2024, per the applicant).

ITEM 34 VS-23-0929-BISMI SERIES HOLDINGS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Gilespie Street and a portion of right-of-way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise (description on file).

MN/jor/syp (For possible action)

ACTION: Deleted from the agenda (held to June 5, 2024, per the applicant).

COMPANION ITEMS (35-36)

ITEM 35 ZC-24-0104-SUNSET & SPENCER, LLC:

ZONE CHANGE to reclassify 2.2 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Spencer Street within Paradise (description on file). JG/rr (For possible action)

ACTION: Approved with conditions (companion Item 36).

CONDITIONS OF APPROVAL -

Department of Aviation

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

hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; Incorporate exterior to interior noise level reduction into the building construction as required by Code for use; and that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0162-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

REAL

Next, are companion Items 35 and 36.

- Item 35, ZC-24-0104, zone change to reclassify 2.2 acres from a Commercial General Zone to an Industrial Park Zone within the Airport Environs AE-65 and AE-70 Overlay. Generally located on the south side of Sunset Road and the east side of Spencer Street within Paradise.
- Item 36 is WS-24-0105, waivers of development standards for retaining wall height. Design review for an office warehouse on 2.2 acres in an Industrial Park Zone within the Airport Environs AE-65 and AE-70 Overlay. Generally located on the south side of Sunset Road and the east side of Spencer Street within Paradise.

SEGERBLOM

Good morning.

MARK STEARNS

Good morning, Commissioners. Mark Stearns, Westar Architects on behalf of my client.

SEGERBLOM

Can you spell your last name?

STEARNS

Stearns S-T-E-A-R-N-S. Just for the record, we withdrew 36. We worked out a wall detail with Planning & Zoning, so we're no longer asking for that waiver. I believe it –

SEGERBLOM

Does that complete your presentation?

STEARNS

Yes, sir.

SEGERBLOM

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

JIM GIBSON

Thank you, and thank you, Mister Stearns. That resolves the issues related to the waiver development standards, and so we'll allow you to withdraw that. And my motion is to approve Items 35 and 36 and allow the withdrawal of the waiver development standards for the retaining wall height.

SEGERBLOM There's a motion. Cast your vote.

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

SEGERBLOM That motion passes, thank you.

GIBSON Thank you.

STEARNS Thank you.

ITEM 36 WS-24-0105-SUNSET & SPENCER, LLC:

WAIVER OF DEVELOPMENT STANDARDS for retaining wall height.

DESIGN REVIEW for an office/warehouse on 2.2 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Spencer Street within Paradise. JG/rr/ng (For possible action)

ACTION: Approved with conditions (companion Item 35).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to coordinate with Public Works - Development Review Division for the design of a median extension along Spencer Street;
- Off-site improvement permits may be required.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the

issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; incorporate exterior to interior noise level reduction into the building construction as required by Code for use; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0162-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS WAS WITHDRAWN.

ITEM 37 ZC-24-0112-SHANGOOLY, LLC:

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

ACTION: Deleted from the agenda (held to June 5, 2024, per the applicant).

ITEM 38 VS-24-0114-SHANGOOLY, LLC:

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

ACTION: Deleted from the agenda (held to June 5, 2024, per the applicant).

ITEM 39 WS-24-0113-SHANGOOLY, LLC:

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

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

ACTION: Deleted from the agenda (held to June 5, 2024, per the applicant).

ITEM 40 TM-24-500029-SHANGOOLY, LLC:

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

Enterprise. JJ/bb/ng (For possible action)

ACTION: Deleted from the agenda (held to June 5, 2024, per the applicant).

ITEM 41 PA-23-700055-GTL PROPERTIES, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 2.8 acres. Generally located 145 feet south of Charleston Boulevard and 300 feet east of Lamb Boulevard within Sunrise Manor. TS/rk (For possible action)

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

ITEM 42 ZC-23-0931-GTL PROPERTIES LLC:

HOLDOVER ZONE CHANGE to reclassify 2.8 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a restaurant; and 3) a multiple family residential development on 3.2 acres. Generally located on the south side of Charleston Boulevard, approximately 300 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/hw/ng (For possible action)

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

COMPANION ITEMS (43-47)

ITEM 43 PA-24-700002-FORT APACHE LTD:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 8.8 acres. Generally located on the southwest corner of Fort Apache Road and Pebble Road within Enterprise. JJ/gc (For possible action)

ACTION: Adopted (companion Items 44, 45, 46, 47).

REAL Next are companion Items 43 through 47.

- Item 43, PA-24-700002, plan amendment to redesignate the existing land use category from Corridor Mixed-Use to Urban Neighborhood on 8.8 acres, generally located on the southwest corner of Fort Apache Road and Pebble Road within Enterprise.
- Item 44, ZC-24-0058, zone change to reclassify 9.1 acres from a CG Commercial General Zone to a Residential Multi-Family 32 Zone, generally located on the west side of Fort Apache and the south side of Pebble Road within Enterprise.
- Item 45, VS-24-0061, vacate and abandon easements of interest to Clark County located between Fort Apache Road and Park Street, in between Pebble Road and Raven Avenue, and a portion of right-of-way being Raven Avenue, located between Pacific Miss Street and Fort Apache Road, and a portion of right-of-way being Fort Apache Road, located between Pebble Road and Raven Avenue within Enterprise.

REAL

- Item 46, WS-24-0059, waivers of development standards for the Following: setbacks, building height, parking lot landscaping, required parking, driveway aisle length, residential adjacency, and driveway geometrics. Design review for a proposed multi-family residential apartment development on 9.1 acres in a Residential Multi-Family 32 Zone. Generally located on the west side of Ford Apache Road and the south side of Pebble Road within Enterprise.
- And then, last Item, 47, SDR-24-0060, sign design reviews for signage in conjunction with the proposed multi-family residential development on 9.1 acres in a Residential Multi-Family 32 Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise.

SEGERBLOM

Good morning.

BOB GRONAUER

Good morning, Mister Chairman. Commissioners. My name is Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing the applicant, Calida Development. The first thing I'd like to do is get your attention to the overhead. As you can see highlighted in yellow, we have approximately just shy of 10 acres of property. This is on the south side, this is Pebble. To the east is Fort Apache, and to the south of us is Raven. We are asking for a master plan amendment from a Commercial Corridor Mixed-Use to Urban Neighborhood, and a zone change from CG, Commercial General, to an RN-32 Multi-Family Development.

There are four reasons, and I want to point out to you fairly quickly why this application is justified for a multifamily development. Number one, you have goals and policies in your Master Plan. Your goals and policies, support diversity of housing. If you take a look at this area here, with respect to the application that we're proposing, the multi-family gives you a diversity mix of housing in this area on a hard corner of Pebble and Fort Apache.

Number two, you got to look at the data of what you have here, what's going on in Southern Nevada today. It is by CoStar. These are statistics that my client supplied to me to help support changing commercial to multi-family or residential here. In the next four years, you're going to have about 125,000 people moving into Southern Nevada. Approximately of that 125,000, you're going to need about 50,000 new apartments, multi-family. Today, the inventory is about 13,000. So, if you do the math right, there we're about three to four times short of an inventory supply to have some additional housing for multi-family. With that being said, as you know, there is a housing crisis, so we got to look at areas where it would be most appropriate to put some more type of housing in these areas.

And matter of fact, the third point that I do want to make with respect to changing this from commercial to multi-family here is the amount of actually commercial traffic that you have coming up and down on Fort Apache. We have a local map here, and as I'm showing you is this yellow area is our property here, which is Pebble and Fort Apache. Along Fort Apache today, you have about 10,700 cars a day going north and south in this direction. In Durango, in this area here you have about 31,000. On Buffalo, you have about 12,000, in this area, in Rainbow, you have about just shy of 28,000 cars that go north and south. The reason why I

GRONAUER

mentioned that to you is Fort Apache, as you can see, as I gave you the numbers of 10,700 cars a day in this area does not support commercial development on this type of property. You need it more in the areas, like a long Rainbow, where you have 40,000 cars in this area a day, going up and down Blue Diamond, along the area in this here, in Rainbow, about, as I mentioned, just shy of 28,000 cars a day that travel in this area. So, you have hundreds of acres of property along Blue Diamond in this area that is master planned for commercial.

The fourth point that I do want to make with respect to the plan is the property owner here has purchased this property in 1997 through the BLM. They have held that property now for approximately 26 years. They are a commercial developer. They bought this piece of property for commercial development; they have marketed it. They've brought Albertsons and large properties to this location. They determined that this was not the area for an anchor or a grocery store. Home Depot has looked at this piece of property. They determined that this was not an appropriate location. Everybody wants to be along this Blue Diamond corridor. So regardless that this has been zoned and planned for commercial for a very long time, based on the three or four items that I just gave you, you just can't require to put commercial property in an area where it's not appropriate and where it's not going to succeed.

The next thing I want to do is get into the site plan of what we were proposing. As I mentioned is, this is an RM-32 application for multi-family. The application has main ingress and egress coming off of Fort Apache. We do have some access coming out onto Pebble. There is no ingress and egress on Raven, down to the south of the property here. You have two buildings that are F-shaped that face each other. We have more than enough landscape and open space requirements. This is highly amenitized, one of the Calinda specialty projects that you may be familiar with in Southern Nevada, where you have a lot of amenities and great connectivity within the property itself.

What we are asking for are some of the waivers. There is a waiver to reduce throat depth here on Fort Apache. Public Works outside of the application not being supported by the staff report, because of the master plan amendment and the zone change, the waiver, they were okay with us, because the waiver for the throat depth, excuse me, is because our gates, our call gate, is further inside the property there, so there would not have an impact on backup of any potential cars. On the exterior, we have some carports that are adjacent to the roadway there. That is a waiver. However, we have landscaping, we have a sidewalk, and we have a wrought-iron gate or fence along our property line to protect it from intrusion into the street area here on Fort Apache, on Pebble, and on Raven. The other waiver that we have is we have a drive aisle in here where we do not have any cuts in this area here, interior. We believe since this is an interior project, or the drive aisle's interior to a project like this in this area, you're not going to have any speeding in this area.

With respect to the height of the building, this property sits about 10 feet lower than the existing west and south properties that we have here. Matter of fact, the Raven is to the south of us. We have some residential to the west of us. We're about 10 feet lower. The building height is approximately 55 feet in height. However, the top of window is about approximately to the fourth story here, goes

GRONAUER

about 43 feet. So, when you're looking at the property as it sinks down 10 feet to 43 feet to the top of window, it's really about 33 feet from the adjacent property to the west of us. And then, the additional 11 feet that we have on top of that window there is a parapet area there that we have on the top of the building.

With respect to the waivers of development standards that we're asking to waive, items 4A, 4B, and 4C, we withdrew, without prejudice, at the Planning Commission, so we would actually carry that over, if you were to approve the application, that 4A, B, and C would be withdrawn without prejudice. And then finally, an amendment in working with your Traffic in the Commissioner's Office, what we would like to do is bullet point number two in the Public Works conditions on the waiver development standards. It deals with traffic study and compliance.

We'd like to also add that prior to traffic study approval, applicant to meet with Public Works Traffic Department to determine the contribution for the traffic signal at Pebble and Fort Apache. And that would be to determine the contribution in the area there. So, we would add that as a condition if you're willing to approve the application that's before you. That being said, I can answer any other questions that you may have. I know there's some neighbors here who want to speak, and I may come back and address some of the issues that come up. But, outside of that, I'm here to answer any questions.

SEGERBLOM

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

JENNA WALTHO

Good morning, Commissioners. Jenna Waltho, W-A-L-T-H-O. For the record, 9611 Raven Avenue. First off, I want to start by saying the Planning staff did a excellent job in their write-ups, and I appreciate their recommendation for denial of all the applications. I also appreciate Enterprise Town Board's unanimous recommendation for denial as well.

A few points I'd like to make about the proposed project is that there's no residential use existing or planned in our area at the density the proposed land-use category allows. Therefore, UN would not be compatible with the surrounding area. Also, the gross 10-acre site is viable for commercial, and which would complement the parcel to the east, which was just recently zoned for CG zoning. Commercial use on the parcel would far more benefit the surrounding neighborhoods, as we are underserved with amenities in this part of Enterprise. This request does not comply with policy 1.3.3 of the Master Plan which encourages the integration of restaurants, medical offices, and other daily needs and services, which would minimize the need for longer vehicle trips. The new neighbors who would be living in these apartments would create more traffic in our area, as they would also have to travel further for these such amenities since we continue to convert viable commercial parcels to residential.

We should be following policy EN-5.3 which promotes limiting the conversion of commercial lands for the purpose of residential development. In the justification letter, the applicant states that this site is ideal for an infill residential development. This is not an infill piece. This piece even stated by Planning Staff would be viable for a commercial. As stated by the representative that the

WALTHO

landowner has tried to sell to big-box stores, such as Albertsons or Home Depot, which is a little bit of a stretch, because it's not ideal for an anchor store and sounds misleading. This is a perfect parcel for inline retail comprised of smaller local businesses.

Also in the justification letter, the applicant states that UN would allow for less intensive residential use which would result in less traffic when the current master plan designates. Which I respectfully disagree with, and this is not what the neighbors want to see in the development in our area. Commercial would once again better serve our neighborhood.

Waivers two and six. Staff finds the proposed height for the buildings to be excessive, given that the surrounding areas mostly one and two-story homes. The commercial building to the east was already approved, was only 20 feet tall. Staff finds that the 50-foot allowance for the building within the RM 32 Zone would already be out of scale for the area and the applicant wants to add another five feet to this height, given that the 10-foot lower grade, 45.

One neighborhood meeting in August, in 2023. No other meetings to discuss and no compromises with neighbors. No discussions on ensuring there is a working light at Pebble and Fort Apache before this construction ends. Once we let this parcel convert to residential from commercial, you are just opening the door to continue the conversion of commercial zoning and more residential without taking my comments into consideration.

I'll just briefly wrap up, with everything you've got going on Commissioner Jones, I would think it would be a great time to listen to your community, constituents, and colleagues who don't think this project fits in our neighborhood. I encourage all of you Commissioners to vote based on your Master Plan and not just follow along with one commissioner. Thank you.

SEGERBLOM

Thank you.

ANDREA NORTH

Good morning. My name is Andrea North, N-O-R-T-H, and I live at 8977 South Park Street. I am in the rural community that is right at Raven and Park, in the corner. I moved out there to be rural, to have the land and the space. And we have those KB homes that were built that will be to the west of this apartment complex, which was hard enough to get, and they did work with us. No matter how you say it, you're going to end up, apartments end up being downgraded, like you don't have good qualities. After a few years, you can sell it and the quality of the neighborhood goes down. And I am in a one-story, like I said, in a rural area, and I did not move out to this area to have apartments right down the roads from me. So, I'd appreciate if you would listen to our views on this and follow through. So, thank you.

SEGERBLOM

Thank you. Anyone else here wishes to speak on this item? Seeing no one, we'll close the public hearing. Turn it over to Commissioner Jones.

JONES

Then you, Mister Chairman. Mister Gronauer, I perhaps missed it, but did I hear you talk about waivers 4A, 4B, and 4C and that you're going to withdraw them?

GRONAUER Yes, yes. I'm sorry if I wasn't clear. Yes, we will withdraw 4A, B, and C. That's what we did at the Planning Commission. So, we're going to be in compliance to the EV requirements and the bicycle rack requirement.

JONES Very good. Can you address the traffic concerns that have been raise by neighbors?

GRONAUER Yes. Well, first and foremost, as you know, a commercial development, this is master planned for commercial, we've done previously a traffic analysis on that where the traffic, if this was ever built out as commercial, this would increase traffic coming in and out of the area more a multi-family development versus a 10-acre commercial site. In addition to that is, is my understanding is Fort Apache's being improved. That's something that we've had conversations with your Staff and your Office, with respect to a contribution for a traffic signal in that area. But we believe that by the multi-family coming in here that, from a traffic standpoint, it will be less than what you would have otherwise with commercial.

JONES Very good. Antonio, can you comment on the proposed language that Mister Gronauer provided with regards to the traffic signal at Pebble?

PAPAZIAN Thank you, Commissioner. I'd like to add a condition that says applicant to conduct a traffic signal warrant analysis for the intersection of Durango, Pebble, and Fort Apache, excuse me, and also work with Commissioner's Office and Public Works on cost contribution for the traffic signal at Fort Apache and Pebble. And if I can amend a condition number four, they do show it on their plan. I just want to make it a condition that right-of-way dedication to include 35 feet to back of curb for Pebble Road, 25 feet to the back of curb for Raven Avenue, and a 54-foot property line radius at the corner of Pebble and Raven.

JONES Good. Agreeable Mister Gronauer?

GRONAUER Yes. Yes.

JONES Great. All right, with that I'll go ahead and move for approval of agenda items, numbers 43, 44, and 45.

REAL Commissioner Jones, can I ask for clarification?

JONES Yep.

REAL So, Mister Gronauer read a condition into the record. Does your motion include his condition or was his condition replaced by Public Works' condition?

JONES Yes. His condition is replaced by Mister Papazian's.

GRONAUER Correct.

REAL Yes.

JONES All right –

REAL And then your motion includes 43 through 47.

JONES Yes.

REAL Okay.

JONES Yes.

SEGERBLOM All right, there's a motion, cast your vote. Now this vote just says 43. Is this going to be for all of them, Okay?

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

SEGERBLOM That passes. Thank you.

GRONAUER Thank you. Have a good day.

ITEM 44 ZC-24-0058-FORT APACHE, LTD:

ZONE CHANGE to reclassify 9.1 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise (description on file). JJ/hw/ng (For possible action)

ACTION: Approved with conditions (companion Items 43, 45, 46 and 47).

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; 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 #0091-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM 45 VS-24-0061-FORT APACHE, LTD:

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Park Street and between Pebble Road and Raven Avenue; a portion of right-of-way being Raven Avenue located between Pacific Mist Street and Fort Apache Road; and a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/hw/ng (For possible action)

ACTION: Approved with conditions (companion Items 44, 45, 46 and 47).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road, 25 feet to the back of curb for Raven Avenue, and a 54 foot property line radius at the corner of Pebble Road and Raven Avenue;
- 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;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Fort Apache improvement project;
- Applicant to coordinate a contribution with Public Works for the Fort Apache improvement project;
- 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, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

ITEM 46 WS-24-0059-FORT APACHE, LTD:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) building height; 3) parking lot landscaping; 4) required parking; 5) drive aisle length; 6) residential adjacency; and 7) driveway geometries.

DESIGN REVIEW for a proposed multiple family residential (apartment) development on 9.1 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action)

ACTION: Approved with conditions (companion Items 43, 44, 45 and 47).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Applicant to conduct a traffic signal warrant analysis for the intersection of Pebble Road and Fort Apache Road;
- Work with the Commissioner's office and Public Works on a cost contribution for the traffic signal at Pebble Road and Fort Apache Road;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road, 25 feet to the back of curb for Raven Avenue, and a 54 foot property line radius at the corner of Pebble Road and Raven Avenue;
- 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;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Fort Apache improvement project;
- Applicant to coordinate a contribution with Public Works for the Fort Apache improvement project.
- 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, and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0091-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #4 WAS WITHDRAWN WITHOUT PREJUDICE.

ITEM 47 SDR-24-0060-FORT APACHE, LTD:

SIGN DESIGN REVIEWS for signage in conjunction with a proposed multiple family residential development on 9.1 acres within an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action)

ACTION: Approved with conditions (companion Items 43, 44, 45 and 46).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

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.

ITEM 48 ZC-24-0119-LV BLUE DIAMOND ROAD ONE, LLC:

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

ACTION: Deleted from the agenda (held to June 5, 2024, per the applicant).

ITEM 49 VS-24-0120-LV BLUE DIAMOND ROAD ONE, LLC:

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

ACTION: Deleted from the agenda (held to June 5, 2024, per the applicant).

ITEM 50 UC-24-0121-LV BLUE DIAMOND ROAD ONE, LLC:

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

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

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

ACTION: Deleted from the agenda (held to June 5, 2024, per the applicant).

ITEM 51 TM-24-500031-LV BLUE DIAMOND ROAD ONE, LLC:

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

ACTION: Deleted from the agenda (held to June 5, 2024, per the applicant).

COMPANION ITEMS (52-54)

ITEM 52 ZC-24-0128-SOUTH DECATUR HOLDING CO, LLC:

ZONE CHANGE to reclassify 2.6 acres from an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Moberly Avenue (alignment) and the east side of Decatur Boulevard within Enterprise (description on file). MN/hw/ng (For possible action)

ACTION: Approved with conditions. (companion Items 53 and 54).

CONDITIONS OF APPROVAL -

Department of Aviation

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

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) - Engineering

- For the APN 177-07-301-036, the applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0163-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

REAL

Next are companion Items 52 through 54.

- Item 52, ZC-24-0128, zone change to reclassify 2.6 acres from a Residential Single-Family 3.3 Zone to a Residential Single-Family 20 Zone, and a Residential Single-Family 20 Zone to a Commercial General Zone, generally located on the south side of Mulberry Avenue alignment and the east side of Decatur Boulevard within Enterprise;
- Item 53, VS-24-0130, vacate and abandon easements of interest to Clark County, located between Decatur Boulevard and Ullom Drive alignment, in between Mulberry Avenue alignment and Mesa Verde lane alignment, within Enterprise. And then;
- Item 54, UC-24-0129, amended use permit to allow a mini warehouse facility. Waivers of development standards for the following: landscaping, which is no longer needed, buffering and screening standards, wall height and residential adjacency standards. Design review for a proposed RV storage mini warehouse facility on 2.6 acres

REAL in a Commercial General Zone, generally located on the south side of Mulberry Avenue alignment and the east side of Decatur Boulevard, within Enterprise.

SEGERBLOM Good morning.

LUCY STEWART Good morning. Lucy Stewart, 1930 Village Center Circle, and with me is Mister Greg Blackburn.

GREG BLACKBURN Good morning, Chair, Commissioners. Greg Blackburn for the record. B-L-A-C-K-B-U-R-N, 155 South Water Street. Thank you.

LUCY STEWART Thank you. And this is a request for, this is actually two parcels that divide the site in half. They're located on the east side of Decatur and south of the Moberly alignment. We're asking for mini warehouse, but they're really storage facilities for people to own individually, and they're for their RVs, watercraft, exotic cars, or whatever. On the second floor, there's an open mezzanine area for storage. The northern building has 10 units, and the southern building has 13 units. The building depth is 65 feet and most expensive or luxury RVs, or 45 feet in length or larger. So, we need the 65 feet so people can park their vehicles in there and actually walk around them if they need to do, like clean something off or unload and load it in there.

Seems like the two issues that are the main issues with this project, of course are, we have a 10-foot buffer in the rear, intense landscaping and we have residential to the east. When we filed this under the old Title 30, the buffer was 10 feet, now it's 15 feet. We can't accommodate that and our driveway and the building. So, we've asked for the waiver to reduce it to 10 feet. Also, the other issue, I think, is that we show a shorter wall, because we have retaining wall. The code requires eight feet, we're willing to agree to an eight-foot wall on top of the retaining wall. So, we can withdraw, I think, waiver 2A.

To the rear of the site, we have houses that back up to us, but there's also a 10-foot drainage channel, so it actually, we're separated by 20 feet. We're only able to landscape the 10 feet. On the northern portion, we have three houses that side to us, and the open space for the development to the east is along those side. And then also along, two of the houses are protected by the open space.

We have agreed to the condition of no windows or openings on the second floor facing to the east. We also are going to deed restrict the property to make sure there's no overnight stays and that there's no residential, because they don't want anybody living in these units or trying to occupy them.

We think that this actually cleans up the property. It also provides a buffer, because the houses are 150 feet or 170 feet from Decatur, so I'm sure they get a lot of noise. There's very minimal traffic on this. People will come, pick up whatever vehicle they have stored in there, put their personal cars inside there, and they may be gone for a day, week, months. If they're in a RV and they're traveling and they're snowbirds, they may be gone for the duration of the summer. So, with that, we're happy to answer any questions and respectfully request your approval.

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

MICHAEL NAFT Thank you, Mister Chair. I think between some of the conditions that were offered and discussed with Public Works in advance, and Planning, I think we've gotten to a pretty good place. The one way in and out solves, at least from my perspective, a lot of the ingress/egress concerns that Public Works originally had. And then also just want to be clear, there's been several prior iterations of this project. This by far is the least impactful in my view on the east side facing residential. There's no patios, there's no outdoor uses. Is that correct?

STEWART That's correct. There is a main door on the first floor just for emergency in case something, they have to get out.

NAFT Okay.

STEWART But there's not any access, because there's so many trees.

NAFT No rollups, no –

STEWART No, no. It's all on the west side.

NAFT Okay. And then, in addition to the conditions that you read in, I would just add, no outdoor storage or parking overnight outside.

STEWART We agree to that.

NAFT Great. If there's nothing else, I'll move for approval of Items 52, 53, and 54, with the additional conditions that were stated by the applicant.

SEGERBLOM There's a motion, cast your vote.

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

SEGERBLOM That motion passed.

STEWART Thank you very much.

ITEM 53 VS-24-0130-SOUTH DECATUR HOLDING CO, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive (alignment) and between Moberly Avenue (alignment) and Mesa Verde Lane (alignment) within Enterprise (description on file). MN/hw/ng (For possible action)

ACTION: Approved with conditions. (companion Items 52 and 54).

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

- Drainage study and compliance;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

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

ITEM 54 UC-24-0129-SOUTH DECATUR HOLDING CO, LLC:

AMENDED USE PERMIT to allow a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping (no longer needed); 2) buffering and screening standards; 3) wall height; and 4) residential adjacency standards.

DESIGN REVIEW for a proposed RV storage & mini-warehouse facility on 2.6 acres in a CG (Commercial General) Zone. Generally located on the south side of Moberly Avenue (alignment) and the east side of Decatur Boulevard within Enterprise. MN/hw/ng (For possible action)

ACTION: Approved with conditions. (companion Items 52 and 53).

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Outdoor storage and outdoor overnight parking are not permitted;
- Deed restrict the property to prohibit living spaces within the units with no overnight stays and no business to be conducted from the units;
- The addition of balconies or other second story external additions are prohibited along the eastern façade of the building;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- 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.

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0163-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2A WAS WITHDRAWN.

ITEM 55 ET-24-400012 (NZC-21-0128)-PICERNE BERMUDA, LLC:
RECONSIDERATION OF A ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 12.2 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) alternative landscaping.

DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the southwest corner of Neal Avenue and Bermuda Road within Enterprise (description on file). MN/my/ng (For possible action)

ACTION: Approved with conditions.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until June 2, 2027 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

REAL Next is Item 55 ET-24-400012, Reconsideration of a zone change. First extension of time to reclassify 12.2 acres from a Commercial General Zone to a Residential, Multi-Family 32 Zone. Waivers of development standards for the following: increased building height and alternative landscaping; design reviews for the following: a multiple family residential development, alternative parking lot landscaping, and finished grade. Generally located on the southwest corner of Neal Avenue and Bermuda Road, within Enterprise.

SEGERBLOM Good morning.

TONY CELESTE Good morning, Mister Chair, Commissioners. My name is Tony Celeste, address 1980 Festival Plaza Drive, here on behalf of the applicant. First, I'd like to thank Commissioner Naft for allowing this to be reconsidered. It was a failure on my part during the last hearing on this, when it was on the Consent Agenda, for a recommendation of a two-year extension or until June 2 of 2026. We were asking, and Town Board did recommend three years, until June 2 of 2027. I was hoping that we could follow Town Board's recommendation for the three-year approval.

The rationale was, and what Town Board did agree with is that we could've asked for a one-year administratively, which would've given us one year, and then we'd ultimately have to come back for another extension of time. And the reason being is that another condition requires us to complete the project as opposed to commence. So, I'm here asking for you to follow Town Board's recommendation of three years, or until June 2, 2027. I appreciate your reconsideration of this. Thank you.

SEGERBLOM This is a public hearing, anyone here wishing to speak on this item? Seeing no

SEGERBLOM one, I'll turn it over to Commissioner Naft.

NAFT Thank you, Mister Chair. Yeah, this was on me. I read the wrong year into the record. So, appreciate everyone's indulgence in bringing this back for reconsideration. My motion is to approve Item 55, with a commencement date of June 2, 2027.

REAL Commissioner, commencement, or completion?

NAFT Competition.

REAL Okay. Thank you.

NAFT Excuse me. Thank you.

CELESTE Thank you.

NAFT I hate to bring it back out again. Thank you.

CELESTE Thank you.

SEGERBLOM And you didn't blame your interns, so. There's a motion, cast your vote.

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

SEGERBLOM That motion passes.

ITEM 56 AG-24-900305: Discuss potential modifications to Title 30, and direct staff accordingly. (For possible action)

ACTION: Staff directed.

REAL Next is Item 56, AG-24-900305, Discuss potential modifications to Title 30 and direct staff accordingly. Commissioners, this is a request that we've put on the agenda for discussion on potential changes to Title 30. When we came forward with the adoption of Title 30, we said we would come forward with a mid-year cleanup. We have a number of items that we have slated for clarification and cleanup, without changing the rule or the regulation.

We do have several items that we have for your discussion today, some of which are related to RNP areas. One is related to sidewalks, and then another one has to do with clarifying, or I guess correcting, our assisted living facility. I don't know if you want me to go by these one-by-one or just have an open discussion. So, I'm willing to take your direction on this.

SEGERBLOM Seeing no one, let's go ahead and just do it one by one.

REAL So, the first bullet point on your agenda item was a request from Commissioner Jones. Currently right now we have a provision in the RNP Overlay that for subdivisions of four lots and no more than four lots, they can exceed the two dwelling units per acre so long as they meet the minimum lot size. It's my understanding that we have had requests for larger subdivisions that want to fall under this provision. So, this request would be to receive direction on whether or not we want to remove the four-lot limitation and allow subdivisions of any size to exceed the two dwelling units per acre so long as they meet the minimum lot size.

SEGERBLOM Commissioner Jones, did you want to talk about it or?

JONES Just as an additional point of discussion, whether this should apply to all RS20 and not just RNP?

NAFT I believe it should. This has been a problem though, an issue that has come up in our area ever since the adoption. So, it would be helpful.

KIRKPATRICK Well can I need a visual example? So, a lot of times in the RNP you see a cul-de-sac with four lots, and then they all kind of meet the criterion. So are there large swaths of RNP where you want, where there's 20, 30 lots? Is that what the question is? I'm just trying to understand so I got to be able to tell my people what that means.

JONES Yeah, I think it was really born out of you have these proposals for something that in my mind, I guess would be conforming to what the intent of the RNP or to the density is. But because of the way that we account for lot sizes, depending on the side of the street, they don't meet the 20,000 square foot requirement, but they do meet the requirement for minimum lot size for 18,000 square feet. So, it's kind of like that balance, was my idea.

REAL I think. So that the reason that we put this provision in there in the first place is that there were four lot cul-de-sacs that were being proposed that couldn't meet the two dwelling units per acre, but they were meeting the minimum gross and net lot size. And so, there was a request when we were doing the Title 30 rewrite that those subdivisions be allowed to have four lot cul-de-sacs just the same as the other subdivisions around them. The request that we've received is to again remove the limitation on the four lots. So, if there's a 10, 15, 12 lot subdivision or more that meets the minimum lot size, that they also be allowed to go over the two dwelling units per acre. And mostly that's because of when there's dedications on the road, those dedications have reduced the lot size such that they still again meet the minimum lot size required by Zoning, but they exceed the two dwelling units per acre.

KIRKPATRICK So, can I ask just a question and then I'll, so can I ask a question? So, currently we go to the center of the street anyways, right?

REAL For private cul-de-sacs would go to the center of the street unless they were being dedicated as public. It's the surrounding streets that most of the time are public streets and those are measured to the edge of right of away. And then in those situations it depends on if they have dedicated yet or not. A lot of times they've

REAL dedicated, in some cases they haven't.

KIRKPATRICK So, can I ask this? Is this just not something they can come back and get a waiver for or? I mean, I know putting it in there, I'm just trying to understand. I don't know how to explain it to my constituents, and I have a lot of RNP because I'm not opposed to other areas, but I mean we fight to get the 18,000 square foot lots. So, you're saying they would meet that lot size.

REAL Correct. Correct. They would meet the minimum lot sizes. They would just be exceeding the two dwelling units to the acre. And again, it's because we're starting off with a total parcel size that is less than, we'll just say the one acre. And so, when they divided into four lots, they are going over the two dwelling units per acre by a minimal amount. And so, again, that's why we added the provision that four lots be allowed to exceed the density

KIRKPATRICK Okay. Could you do, I don't want to bring my problems on anybody else, but I just think that we should do it a minimum of a lot. So maybe if we increase it to 10 lots or 12 lots or something, but not just a free for all. I think you'd have to see how it worked.

JONES I'm totally fine with 10. Start with 10 and see how it works. Fine with me.

REAL Okay, so 10 lots and then the request is to have it apply to lots within an RNP and also lots that are within the RS20?

NAFT That would be my preference.

REAL That wouldn't be within an RNP? Okay. Okay.

Then the second bullet point has to do with sidewalks. And this was requested by Commissioner Naft. So currently right now there is an exemption that allows projects that have an existing attached sidewalk that they're not going to rebuild as part of their project to keep that attached sidewalk. The request has been that new projects or projects that are redeveloping a site that have an existing attached sidewalk be required to install a detached sidewalk. They could still apply for a waiver to keep the attached sidewalk, but the requirement would be to remove the exemption so that detached sidewalks are required.

NAFT Mister Chairman, my objective here is understanding that there are occasions where this could be too burdensome and doesn't make sense. That's why the waiver would be available to them and give us the oversight rule. I just don't think the default should be no detached because we're never going to get where I believe we should be getting, which is detached sidewalks everywhere. There's high volumes of traffic, we're never going to get there if everybody's coming in and saying, well sidewalk's already there and existing. So, it would then be the discretion of the Board to offer or to approve the waiver, which I think is fine. And like I said, I think there are occasions where that's very appropriate, but I don't think it should be default to just allow attached.

JONES Good here.

SEGERBLOM Well, Commissioner Kirkpatrick likes it. So, I think you're good.

REAL The third bullet...

NAFT And I'll stop talking.

REAL The third bullet point has to do with minor deviation. So, this was a carryover from the old code. Currently right now we do not allow people to apply for minor deviations and this minor deviations would be a 10% change. So right now, we don't allow people to apply for a minor deviation to the minimum lot sizes for projects that are either in the Ranch Estate Neighborhood, land use category, or within an RNP. So, the request has been that we now allow for minor deviations for lots that are within an RNP or within the Ranch Estate Neighborhood land use category.

JONES And can you clarify if we do this then those still go to our admin folks?

REAL Correct.

JONES Administrative?

REAL There would be no change to the process of Administrative Applications. They would still be routed through the Commissioner's Office. This would just be removing a prohibition that's existed within Title 30 for a while. I will take the nods as okay.

And then last but not least, we identified under assisted living facilities that we carried over old language without reflecting the current code and the provision for how we're doing densities and lot sizes. And so the way that it reads right now is that for assisted living facilities where there's no density that they're allowed to go up to 25 dwelling units to the acre. We do in there make an assertion that residential densities would apply, but because we don't have residential densities anymore in the zoning districts, it seems as if those facilities and those residential districts could go up to 25, and that wasn't the intent. So, our intent is to clean it up on the appearance of it. It seems as if it's making it more restrictive but it's really just to clean up to change the language to how we apply density today. And then last but not least, if there's anything else that you guys want us to consider during this cleanup?

KIRKPATRICK I have one thing I'd like to add. There is a plethora of standalone EDs emergency departments. I would like us to look at where the proper zoning are for those, and even what some of the requirements are. Because right now they're just popping up everywhere, and we never even see them. So, I don't know what the proper zoning is. I don't know. And honestly, we don't know enough to even what's inside the building, but yet we're dropping people off. So, I'd kind of be curious to see what that expectation is of a standalone emergency room.

SEGERBLOM So, on that, I know I've had several urgent cares, which I've put into the requirements that they can't become emergency room. So, I know emergency room, that designation really changes the coding. So yeah, I think we should have something where we identify that and try to deny it unless we know that it's

SEGERBLOM

necessary.

JONES

Mister Chair, I've got a couple others that I just wanted to bring up for discussion purposes. One I've brought up multiple times, which is we have these requirements with regards to landscape fingers in parking lots, and sometimes those conflict with our departure distance and throat depth, etc. And so, definitely want to be able to give Planning some discretion that if they meet the landscaping requirement by putting trees in some other area, that is something that staff can take into consideration, so it's not all coming back up to us on something that really isn't that important.

Another one in my District that's come up once or twice is to allow for vehicle repair on a residential lot in our rural areas. And we had talked about a potential case up in Mountain Springs.

KIRKPATRICK

Didn't we take that out on purpose? I know I took it out in Logandale, Overton and because everybody was doing vehicle repair.

JONES

It was a weird situation which Sami's familiar with. So, I think we have to look at it and obviously come back.

KIRKPATRICK

Okay, well I'm happy to do that, but I mean, what we were seeing in Moapa, Logandale, Overton area is every house became a vehicle repair. So, we didn't want that, but I'm happy to look at, see if there's any better language to kind of limit it or allow for special use or something in the rural areas.

JONES

And then another one that we had talked about Sami, is on BLM parcels whether we have to go through the process of getting a letter from them?

REAL

Correct. So, the minor deviation process requires applicants to even be able to qualify that they get signatures of concurrence from the surrounding property owners. Southwest and other areas of the County, BLM is a big neighbor to those residents and those residents would never be able to get a letter from BLM concurring to minor changes like setbacks or lot size.

JONES

And then we've had a couple of requests recently for Gaming Enterprise District requests. My understanding is that process takes often two years just to go through the whole process of applying for a Gaming Enterprise District and right now they have to come apply every two years, and so consideration for making Gaming Enterprise District longer period of time since they have to go through such a process on the front end, five to 10 years perhaps?

REAL

And that would be for the timing of approval of gaming enterprises?

JONES

Yeah. And then one that's a result of a very issue that came up in today's application from Village Pub, is it appears from discussions that the process for those that are applying for a tavern license or gaming associated with taverns, don't have to provide that information in the zoning process. That's sort of kicked down to Business License. And you could have situations where an applicant does not provide that information to Zoning, and then you have conflicting distance separation issues. I don't know if that ...

REAL We don't have separation issues, or we don't have separations for taverns or alcohol related uses in our Code. So that would just be in Business License Code.

JONES But if they have gaming then they do have distance separation requirements. So that's sort of the...

REAL Right, and we've never had gaming separations in our Zoning Code, so that was just Business License.

JONES Okay. Perhaps we need to have a discussion with the Business License.

SEGERBLOM Do you want to propose or at least look at it.

JONES I don't know, it's just something that's come up because applicants are calling down to Business License, and Business Licensing is referring them to Zoning and creates a headache.

REAL Yeah, I can talk to Business License and see what the issue is, and if there's something that we need to do in code to clarify or to make it easier for people to know.

KIRKPATRICK I think the issue though is, Sami, is sometimes people don't know if they're, so Business License will say we have to get verification from Zoning that you're actually zoned to be able to do these kind of things and sometimes that can take about a month on the confusion. It can go back and forth. So, what happens is in the computer it says Business License pending, and then the resident or the businessperson do nothing thinking that it's pending. Not ever going to find out that they're not even zoned for it or that. So maybe there's just a disclaimer, or there's just a disclosure that, because honestly, they should start with Zoning first to make sure, but it's backwards. We see that a lot.

REAL Yeah, I'll work with, we have a process with Business License where they direct staff down to or their applicants down to the Zoning counter to see if whether or not that's type of use is allowed in that zoning district. But I'll coordinate with Business License.

SEGERBLOM Any other ideas? Do you know? I guess you don't need a motion or anything, correct?

REAL No motion. Just direction. Thank you very much.

ITEM 57 ORD-24-900095: Introduce an ordinance to consider adoption of a Development Agreement with Goldensites, LLC for a single-family residential development on 9.8 acres, generally located north and south of Oleta Avenue and west of Mohawk Street within Enterprise. JJ/lg (For possible action)

ACTION: Public hearing set for June 5, 2024, at 9 a.m. (Bill No. 5-22-24-1)

REAL Next are Items 57 through 60 which are ordinances for introduction. These are items all for standard development agreements. So:

- Item 57 ORD 24-900095 is for an ordinance for development

REAL

agreement with Golden Sites LLC for a single-family residential development on 9.8 acres.

- Item 58 ORD 24-900118 is for a development agreement with Beazer Homes Holding LLC for a single-family residential development on 2.5 acres. Item 59 ORD 24-900131 is for standard development agreement with Wigwam Parvin Limited Partnership for a multifamily development on 8.1 acres. And
- Item 60 ORD 24-900132 is for a standard development agreement with Wigwam Parvin Limited Partnership for a senior housing project on five acres.

Commissioners, we ask that the Board set a public hearing for these items for June 5, 2024.

SEGERBLOM

I'll set a public hearing for June 5, 9 a.m., 2024

ITEM 58 ORD-24-900118: Introduce an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings, LLC for a single-family residential development on 2.5 acres, generally located north of Gomer Road and west of Conquistador Street within Enterprise. JJ/lg (For possible action)

ACTION: Public hearing set for June 5, 2024, at 9 a.m. (Bill 5-22-24-2)

ITEM 59 ORD-24-900131: Introduce an ordinance to consider adoption of a Development Agreement with Wigwam-Parvin Limited Partnership for a multiple family residential development on 8.1 acres, generally located north of Maule Avenue and west of Durango Drive within Spring Valley. JJ/lg (For possible action)

ACTION: Public hearing set for June 5, 2024, at 9 a.m. (Bill 5-22-24-3)

ITEM 60 ORD-24-900132: Introduce an ordinance to consider adoption of a Development Agreement with Wigwam-Parvin Limited Partnership for a senior housing project on 5.0 acres, generally located north of Arby Avenue and west of Torrey Pines Drive within Enterprise. MN/lg (For possible action)

ACTION: Public hearing set for June 5, 2024, at 9 a.m. (Bill 5-22-24-4)

PUBLIC COMMENT

REAL

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

SEGERBLOM

All right, this is the last period for public comment. Anyone wishing to speak on any item can come forward now and speak for three minutes.

DAN TAUTLIN

I just have a quick question in the mate. Dan Tautlin, 4045, Dean Martin. In the May 10 paper they said there was going to be an RDA agenda today with four items of redevelopment in these chambers. May 22, and I'm getting no clarification anywhere. It says nothing will be held right here. No item on the RDA agenda shall be heard prior to 10 a.m. but I don't see an agenda back there or getting any clarification.

SEGERBLOM

Does anyone understand?

REAL

No.

JONES It was held.

REAL It was held.

SEGERBLOM Oh, I'm sorry. That meeting was cancelled.

TAUTLIN Did they put it in the paper? Thank you very much for your time. I appreciate it. Thank you.

COLEMAN Yes. My name is Margaret Coleman, C-O-L-E-M-A-N. And this is directly to Commissioner McCurdy. This is concerning a picture concerning my house living arrangement 1316 Wizard, was you being Kareem Jones? I don't know, put that on the scanner, if that's your picture or not. That's associated with the as Omar Lopez as well. And changing and putting your picture involved with them trying to overthrow me concerning 1409 Margaret Street. That is Jennifer Lopez that played her role as Margaret Coleman Fountain. I have all proof of evidence in what I'm saying. I'm needing Pagaya removed, and it seems as though we have something in common as well. An address. Van Buren 409, that's under my name, given by Bill Young, and making me the owner of that property as well. But what I'm saying to you is I'm needing Pagaya removed totally, and I'm needing to set an appointment, any way that I could get an appointment?

My new phone number I just got: 725-286-6530. I call your office to see if you could contact me upon this new phone in order to discuss this. And I had to bring this information concerning a picture of you being involved with Pagaya as well with Marilyn Kirkpatrick. She has a son living next door with the attorneys that had overthrown me of \$10,000 off on my American card and given it to Hector Anderson of my ownership of Mormon Manor. I have all this proof of evidence. I've been working on this case for 43 years trying to find these people to give me my money, so I can move on. I'm going to open up a business door. I do have a business mind, and all I got to do is get employees an advertisement in order to hire just like you do yourself.

I just apply myself. I would like to do that. I've been just worried about my daughter getting ran over and she's going into a situation of being railroaded, a set up to be a drug addict due to the effect of her pain. She's suffering so much. I just can't seem to get her back in order to live with me because they're electrocuting me in my home. With this over-electricity of LLC that has to stop. And you all must stop them from thinking that I can pay everybody's bill by using that electricity to overthrow me through your control. I would appreciate your attention. Can you come get me Mister McCurdy?

SEGERBLOM Thank you, Miss Coleman.

COLEMAN Thank you.

SEGERBLOM That's it for this month.

There being no further business to come before the Board at this time, at the hour of 10:32 a.m., the meeting was adjourned.

APPROVED: /s/ Tick Segerblom
TICK SEGERBLOM, CHAIR

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