togetherforbetter

Board of County Commissioners

Clark County, Nevada

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

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, September 2, 2026:

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

This document is an uncertified copy of the approved meeting minutes prepared by the Clark County Clerk, Lynn Marie Goya, for the above referenced meeting.

TABLE OF CONTENTS

SEC. 1. OPENING CEREMONIES 3
CALL TO ORDER 3
SEC. 2. PUBLIC FORUM 3
SEC. 3. AGENDA 5
SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 20 7
SEC. 5. NON-ROUTINE ACTION ITEMS 21 THROUGH 53 15
SEC. 6. APPEALS 69
SEC. 7. AGENDA ITEM 78
SEC. 8. INTRODUCTION OF ORDINANCES 79
PUBLIC COMMENTS 80

SEC. 1. OPENING CEREMONIES

CALL TO ORDER

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

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

Absent:
None

Also Present:
Robert Warhola, Deputy District Attorney
Jason Allswang, Director, Comprehensive Planning
Antonio Papazian, Deputy Director, Public Works
JaWaan Dodson, Manager, Development Review
Tammy McMahan, Deputy Clerk
Ruby Ochoa, Deputy Clerk

SEC. 2. PUBLIC FORUM

1. Public Comment

MICHAEL NAFT
Good morning, welcome to the continuation of the Clark County Commission meeting. Today is September 2, 2026. I will begin the meeting with our first time set aside for public comment. This is an opportunity dedicated for individuals to speak on any item that is on today's agenda. If you would like to speak on items that are posted on today's agenda, please come forward at this time. Items 21 through 53 are already scheduled for separate public hearings. Good morning.

SUSAN FLORIAN
Good morning. My name is Susan Florian from Taney Engineering, 6030 South Jones Boulevard. Items 14 through 17 are being held today, but if there're any neighbors here for those items, I can definitely meet them outside if they have any questions. Thank you.

MICHAEL NAFT
Thank you. Anyone else wishing to speak, please come forward. State your name for the record. Good morning.

ED UEHLING
Good morning, my name is Ed Uehling. I wanted to ask about Item 6, I believe it is. This is a project right in front of our house and it involves using 16 acres of land to build a care facility. This land is right on Maryland Parkway, the main one of the main arteries of the whole county. And this city is going to grow

drastically in the next 10, 20 years, and what is needed is for a high intense residential to be built on streets that have transportation on our major streets. Otherwise, you're going to continue this building practice of sprawl. We're going to have another Los Angeles in 20 years and having to build highways way out in the country.

So, I know this has negative — To build a 20-story apartment building on this property would mean that the transportation would be used, it would mean that people wouldn't have to travel so far. Not as many roads would have to be built. All those things, it would interfere with our view, of course. It's right in front of our property. But I really — And I'm sort of a hypocrite with this. I went to the meetings two years ago when this was first heard and agreed to agree with this. I didn't know it was coming up. It's just a pure coincidence I'm here today. So anyway, I agreed with it then. I'm not so sure I agree with it now. Then it says that Items 1 through 20 are on the consent agenda, yet [Items] 18, 19, and 20 are public hearings. Can someone explain how that works? Thank you.

MICHAEL NAFT
Thank you. Good morning.

AARON IBARRA
Good morning to everyone on the Commission, my name is Aaron Ibarra. I'm with the Southern Nevada Building Trade Unions (SNBTU). I'm here to speak on agenda Item 39 through 42. It's the veteran development project —

MICHAEL NAFT
Just a point of clarification, [Items] 39 through 42 will be heard separately.

AARON IBARRA
Okay.

MICHAEL NAFT
You're welcome to speak now or then, you just can't speak at both times, so it's your choice.

AARON IBARRA
Okay, no worries. No worries. So, I'll just speak right now. So, just want to let everyone know that we were able to secure a Project Labor Agreement (PLA) with that project, which is especially important because it's a housing project. It's very rare that we're able to ensure that local labor is building local projects specifically for housing, especially when in that PLA where we put provisions that hires veterans first. So, we're ensuring that we're giving veterans pathways into the trades by having that Helmet to Hardhats language. Ensure that they're building the actual housing that they're going to hopefully be living in. So, just want to let you guys know that we have that agreement that also — they're going to also ensure that we're hiring local and that we're hiring people from that area of District E. So, we appreciate you guys' consideration. We hope you guys vote yes on the veteran's project. Thank you.

MICHAEL NAFT
Thank you very much. Good morning.

RYAN MATTHEWS
Good morning. My name's Ryan Matthews. I'm with the Electricians Local here in Las Vegas. Thank you for having us. I'm here today to support the Patriot Housing Las Vegas (LV) Project. This project is important because it will create 348 affordable housing units dedicated to veterans and veteran families,

not only veterans but female veterans as well. We all know Southern Nevada needs more affordable housing, but veterans deserve housing options that are built around stability, dignity, and long-term support. Too many veterans are dealing with housing insecurity, high rents, and a lack of affordable options. Patriot Housing Las Vegas helps address that need directly by creating housing for dignity and long-term support for veterans and their families. The project includes housing for different household sizes, including studios, one bedroom, two bedroom, and three-bedroom units. It also includes ADA (Americans with Disabilities Act) accessible units, which is important for disabled veterans and veterans with mobility challenges.

The project is designed to include supportive services, including housing stabilization, benefit navigation, employment assistance, wellness programming, and other resources that can help veterans remain stable long-term. I'm in support of this project because it is built with strong union labor and labor standards. When we build housing for veterans, we should make sure it's built safely, responsibly, and by a skilled and trained workforce. Union-built housing means quality construction, safer job sites, trained workers, and accountability. This project can also help veterans beyond housing. There have been comments to create, I mean, commitments to create MC3 (Multi-Craft Core Curriculum), pre-apprenticeship pathway for veterans to work with Helmets to Hardhats. That matters because veterans should have access not only to stable housing, but also to career pathways that can lead to good union jobs in the building trades. Supporting this project is a way to invest in housing workforce development apprenticeship, and it creates good union jobs and invests back into the community.

I have a personal stake in this as well. I am a veteran, I have been homeless, I know what it's like to hunt for your next meal. I also know what it's like to come back from deployment after a long deployment and not have anywhere to go or a place to stay. I would greatly appreciate if you guys would approve this and push it on, so we can get our veterans into someplace that's more stable and not off on the streets. I appreciate your time.

MICHAEL NAFT
Thank you.

RYAN MATTHEWS
Thank you.

MICHAEL NAFT
Thank you. Anyone else wishing to speak during this first time set aside for public comment, please come forward. Seeing no one, I'll close the public comment period. Good morning.

SEC. 3. AGENDA

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

ACTION: APPROVED.

JASON ALLSWANG
Good morning, Commissioners. The second item on the agenda is the approval of the agenda after considering any additions or deletions of items. Commissioners, staff has received the following requests, which may require renotification fees in accordance with Title 30:

Hold to the September 16, 2026, Zoning meeting:

- Item 29, VS-26-0398
- Item 30, UC-26-0397
- Item 31, VS-26-0436
- Item 32, UC-26-0437
- Item 33, SDR-26-0438

Hold to the October 7, 2026, Zoning meeting:

- Item 14, ZC-26-0433
- Item 15, VS-26-0435
- Item 16, WS-26-0434
- Item 17, TM-26-500104

These items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are items 14, 15, 16, 17, 29, 30, 31, 32, and 33, the agenda is ready for approval.

MOTION

WILLIAM MCCURDY II
With those changes read into the record, I move approval of the agenda.

MICHAEL NAFT
Thank you, there's a motion for approval. Please cast your vote.

VOTE

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

MICHAEL NAFT
The motion passes.

3. Approval of minutes. (For possible action)

ACTION: APPROVED.

JASON ALLSWANG
The third item on the agenda is the approval of minutes. The minutes from the August 5, 2026, Zoning meeting are ready for approval.

MOTION

WILLIAM MCCURDY II
I move approval of our meeting minutes.

MICHAEL NAFT
There's a motion, please cast your vote.

VOTE

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

MICHAEL NAFT
That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 20

ACTION: APPROVED.

JASON ALLSWANG
Next are routine action items which consists of Items 4 through 20, except for any items that have been previously held. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for approval.

MOTION

WILLIAM MCCURDY II
I move approval of our routine action items.

MICHAEL NAFT
There is a motion, please cast your vote.

VOTE

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

MICHAEL NAFT
That motion passes.

JASON ALLSWANG
So, the next item would normally be [Items] 21 and 22. Did we want to —

MICHAEL NAFT
Yeah, there's been some requests that we advance Items 39 through 42, so I'd like to go ahead and move to Item 39.

4. DR-26-0418-LV RAINBOW, LLC:
DESIGN REVIEW for a lighting plan in conjunction with a mixed-use development on 19.42 acres in a CG (Commercial General) Zone. Generally located north of Blue Diamond Road and west of Rainbow Boulevard within Enterprise. JJ/bb/kh (For possible action)

ACTION: APPROVED.

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

Public Works - Development Review
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

5. SDR-26-0420-LV RAINBOW, LLC:
SIGN DESIGN REVIEW to increase the number of freestanding signs in conjunction with mixed-use development on 19.42 acres in a CG (Commercial General) Zone. Generally located north of Blue Diamond Road and west of Rainbow Boulevard within Enterprise. JJ/bb/kh (For possible action)

ACTION: APPROVED.

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; and that Nevada Department of Transportation (NDOT) permits may be required.

6. ET-26-400070 (UC-24-0289)-BOULEVARD VENTURES LLC & 2495 RIVIERA LP:

USE PERMIT FIRST EXTENSION OF TIME for a congregate care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified Maryland Parkway Overlay design standards; and 2) modified driveway design standards.

DESIGN REVIEWS for the following: 1) congregate care facility; and 2) parking lot modifications in conjunction with an existing commercial complex on a 17.34 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located east of Maryland Parkway and south of Desert Inn Road within Paradise. TS/jl/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until August 7, 2028 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

- Compliance with previous conditions.

7. UC-26-0426-HOWARD HUGHES PROPERTIES, INC:

USE PERMIT for alternative driveway geometrics.

DESIGN REVIEW for a proposed mixed-use development on a 3.94 acre portion of 37.59 acres in a C-2 (General Commercial) Zone and an R-5 (Apartment Residential District) Zone within a P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located south of Oval Park Drive and east of Spruce Goose Street within Summerlin South. JJ/mh/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until November 16, 2033 to commence to coincide with the Summerlin Development Agreement;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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 modified street standards for the Summerlin Master Plan for Marketwalk Place, City Park Drive, Sage Park Drive and associated spandrels;
- The installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to install signs and striping for loading zone area.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

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 #0019-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

8. WT-26-0492-SUMMIT 42, LLC:

WAIVER to extend the time limit for an improvement bond in conjunction with an existing development on 4.46 acres in an R-2 (Medium Density Residential District) Zone within the P-C (Planned Community) Overlay in Village 17 of the Summerlin Master Planned Community. Generally located south of Stardust Drive and west of Canyon Overlook Drive within Summerlin South. JJ/tpd (For possible action)

ACTION: APPROVED.

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.

9. ZC-26-0415-COUNTY OF CLARK:

ZONE CHANGE to reclassify 0.24 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone. Generally located north of Twain Avenue and east of Royal Crest Street within Paradise (description on file). TS/jgh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is currently reviewing the civil improvement plans associated with this application.

10. WS-26-0416-COUNTY OF CLARK:

WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway departure distance.

DESIGN REVIEW for a public facility (community impact center) on a portion of 0.24 acres in a PF (Public Facility) Zone. Generally located north of Twain Avenue and east of Royal Crest Street within Paradise. TS/lm/kh (For possible action)

ACTION: APPROVED.

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

- Off-site improvement permit will be required;
- Applicant to install "Driveway Not For Public Use" signs for the west commercial driveway entrance on Twain Avenue;
- Applicant to install "No Parking" signs along Royal Crest Street.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- The applicant is advised that CCWRD is currently reviewing the civil improvement plans associated with this application.

11. ZC-26-0427-SELCO LAND HOLDINGS, LLC:

ZONE CHANGE to reclassify 1.91 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley (description on file). MN/jgh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0046-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

12. VS-26-0428-SELCO LAND HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road (alignment) and Tenaya Way and Pioneer Way within Spring Valley (description on file). MN/jl/kh (For possible action)

ACTION: APPROVED.

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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- 90 days to record said separate document for the Sunset Road improvement project;
- Grant all necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

13. WS-26-0429-SELCO LAND HOLDINGS, LLC:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the retaining wall height; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed office/warehouse building on 1.91 acres in an IP (Industrial Park) Zone (previously notified as a CG Commercial General Zone) within the Airport Environs (AE-60) Overlay. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/jgh/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- 90 days to record said separate document for the sunset Road improvement project.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- 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 #0046-2027 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

14. ZC-26-0433-CUVA, JOHN A. & ALFRED J. & CUVA, ANNA LI:
    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 north of Levi Avenue and west of Bronco Street within Enterprise (description on file). JJ/jgh/kh (For possible action)

    ACTION: DELETED FROM THE AGENDA (HELD TO OCTOBER 7, 2026, PER THE APPLICANT).

15. VS-26-0435-CUVA JOHN A. & ALFRED J. & CUVA ANNA LI:
    VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Conn Avenue, and Bronco Street and El Camino Road within Enterprise (description on file). JJ/md/kh (For possible action)

    ACTION: DELETED FROM THE AGENDA (HELD TO OCTOBER 7, 2026, PER THE APPLICANT).

16. WS-26-0434-CUVA JOHN A. & ALFRED J. & CUVA ANNA LI:
    WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
    DESIGN REVIEW for a proposed single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Levi Avenue and west of Bronco Street within Enterprise. JJ/md/kh (For possible action)

    ACTION: DELETED FROM THE AGENDA (HELD TO OCTOBER 7, 2026, PER THE APPLICANT).

17. TM-26-500104-CUVA, JOHN A. & ALFRED J. & CUVA, ANNA LI:
    TENTATIVE MAP consisting of 11 single-family residential lots and common lots on 2.5 acres an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Levi Avenue and west of Bronco Street within Enterprise. JJ/md/kh (For possible action)

    ACTION: DELETED FROM THE AGENDA (HELD TO OCTOBER 7, 2026, PER THE APPLICANT).

18. ORD-26-900448: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Parvin Senior Land LLC for a multi-family residential development on 5.00 acres, generally located north of Barbara Lane (alignment) and west of Parvin Street (alignment) within Enterprise. MN/jl (For possible action)

    ACTION: APPROVED (ORDINANCE 5410; EFFECTIVE 9/17/2026).

19. ORD-26-900587: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on June 17, 2026. (For possible action)

    ACTION: ADOPTED (ORDINANCE 5411; EFFECTIVE 9/17/2026).

20. ORD-26-900606: Conduct a public hearing on an ordinance to amend Title 30 regulations as previously directed by the Board of County Commissioners to add language related to Communication Tower, delete language related to Massage, and make corrections and clarifications as appropriate, and providing for other matters properly related thereto. (For possible action)

    ACTION: ADOPTED (ORDINANCE 5412; EFFECTIVE 9/17/2026).

SEC. 5. NON-ROUTINE ACTION ITEMS 21 THROUGH 53

(Companion Items 21 and 22)

21. AR-26-400060 (ZC-21-0095)-GARDEN FOUNDATION, INC. & MARSON JAN T.:
    HOLDOVER ZONE CHANGE FIRST APPLICATION FOR REVIEW to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.
    USE PERMITS for the following: 1) major training facility; 2) recreational facility with temporary commercial outdoor events; and 3) live entertainment.
    WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce separation from a temporary commercial outdoor event to a residential use; 3) reduce separation from outdoor live entertainment to a residential use; and 4) allow modified driveway design standards.
    DESIGN REVIEW for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider. Generally located north of Windmill Lane and east of Gagnier Boulevard (alignment) within Spring Valley. MN/rp/cv (For possible action)

    ACTION: APPROVED (COMPANION ITEM 22).

    CONDITIONS OF APPROVAL –
    Comprehensive Planning
    - 2 years to review the use permits and waivers of development standards #1 through #3;
    - The recreational facility, including, but not limited to indoor and outdoor events, shall be for the sole use of tenants on the property.

    JASON ALLSWANG
    All right. Next Items on the agenda are 21 and 22, which are companion items and will be heard together.
    - [Item] 21 is AR-26-400060 (ZC-21-0095). Holdover zone change first application for review to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Use permits for the following: 1) major training facility; 2) recreational facility with temporary commercial outdoor events; and 3) live entertainment. Waivers of development standards for the following: 1) reduce parking; 2) reduce separation from a temporary commercial outdoor event to a residential use; 3) reduce separation from outdoor live entertainment to a residential use; and 4) allow modified driveway design standards. Design review for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider. Generally located north of Windmill Lane and east of Gagnier Boulevard (alignment) within Spring Valley.
    - [Item] 22 is UC-26-0424. Use permit for a restaurant and related facilities in conjunction with an existing training facility on 4.69 acres in a CP (Commercial Professional) Zone. Generally located north of Windmill Lane and east of Gagnier Boulevard (alignment) within Spring Valley.

MICHAEL NAFT
Good morning.

TAYLOR CHANEY
Hi, good morning.

MICHAEL NAFT
Thank you for being here.

TAYLOR CHANEY
Yes, thank you for having me.

MICHAEL NAFT
For the board's edification, we have seen this property many times here before. We've got a slightly different use, so I'll let you go over it —

TAYLOR CHANEY
Yes, thank you so much. My name is Taylor Chaney. Our address is 8390 West Windmill Lane, Las Vegas, Nevada 89113. Thank you for your time this morning, and I appreciate the opportunity to speak with you today. The Garden Foundation is a nonprofit organization. We serve adults with disabilities. We are eight years old, and we recently purchased the property at Windmill Lane in January. We provide continuing education, recreation, and vocational services for adults with disabilities after they age out of the school district. So as Commissioner mentioned, this is the request for a two-year review of the current entitlements attached to the property. We would like to keep all of the existing attachments. However, I would like to mention that it is not our intention, we will not be marketing the property to the general public as an event space in which it was previously done. The Garden Foundation and its tenants are able to use the property for events.

The second request here today is the cafe use. So, I'm going to share a photo here just so you have a good idea of the property. And so, this here is Windmill Lane, and the second condition in which we're asking for is a approval of permit use for a cafe that's located right here. We are hoping to open this cafe to the public. We are currently using it as a training facility for adults with disabilities, employment for adults with disabilities. As you know, there's a large gap there. We hope to be a solution for that. And so, our intention is to open this cafe for public use for adults with disabilities to earn competitive wage employment and obviously be a part of the community.

MICHAEL NAFT
Very good. Thank you. At this time, I'll open the public hearing on Items 21 and 22. Anyone wishing to speak, please come forward. Seeing no one, I'll close the public hearing. Thank you for the presentation. I'm prepared to move for approval of Items 21 and 22. I believe in order just to ensure what you've offered today is appropriately translated here. Director, you've got —

JASON ALLSWANG
Sure. Yeah. So just to ensure that only tenants of the property are allowed to do events. So, we'll say that the recreational facility, including but not limited to indoor and outdoor events, shall be for the use of tenants of the property.

MICHAEL NAFT
That condition meets your understanding?

TAYLOR CHANEY
Yes, it does.

MOTION

MICHAEL NAFT
Very good. So with that condition, I'll go ahead and move for approval of Items 21 and 22. Please cast your vote.

VOTE

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

MICHAEL NAFT
The motion passes.

TAYLOR CHANEY
Thank you so much for your time.

MICHAEL NAFT
Thank you very much.

TAYLOR CHANEY
Appreciate it.

22. UC-26-0424-GARDEN FOUNDATION, INC. & MARSON JAN T.:
USE PERMIT for a restaurant and related facilities in conjunction with an existing training facility on 4.69 acres in a CP (Commercial Professional) Zone. Generally located north of Windmill Lane and east of Gagnier Boulevard (alignment) within Spring Valley. MN/bb/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 21).

CONDITIONS OF APPROVAL –
Comprehensive Planning
- 2 years to commence and review.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

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.

23. UC-26-0403-PALM PROPERTIES, LLC:

HOLDOVER USE PERMIT for vehicle maintenance or repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) general parking area design; 3) modify residential adjacency standards; 4) waive off-site improvements (allow attached sidewalks to remain); and 5) alternative driveway geometrics.

DESIGN REVIEW for a proposed shopping center on 2.26 acres in a CG (Commercial General) Zone. Generally located south of Desert Inn Road and west of Nellis Boulevard within Paradise. JG/dd/cv (For possible action)

ACTION: APPROVED.

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.

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 #0015-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

JASON ALLSWANG

Next item on the agenda is [Item] 23, UC-26-0403. Holdover use permit for vehicle maintenance or repair. Waivers of development standards for the following: 1) reduce buffering and screening; 2) general parking area design; 3) modify residential adjacency standards; 4) waive off-site improvements (allow

attached sidewalks to remain); and 5) alternative driveway geometrics. Design review for a proposed shopping center on 2.26 acres in a CG (Commercial General) Zone. Generally located south of Desert Inn Road and west of Nellis Boulevard within Paradise.

MICHAEL NAFT
Good morning. Thank you.

SHELDON COLEN
Good morning. Sheldon Colen, 2140 Pebble Road, representing the applicant. Beyond what staff has described here, this is for a new development on a currently unoccupied piece of land. And we are asking for a few waivers. The majority of it is not as drastic as a waiver describes, but we are asking for the proximity of the tire shop and the QSR to the residential. And to lessen that impact, we do have a retail building at the back of the property, which is blocking a lot of that from the residences. And as with the residential adjacency, there is a 15-foot requirement for landscaping, but we are increasing the landscaping along the back. And so, the neighboring properties will not be as affected as the description is. We did work with staff to lessen the impact coming off of Desert Inn, they asked us to move the throat depth and make it a little more. And I am here to answer any questions you may have.

MICHAEL NAFT
Thank you very much. This is a public hearing on Item 23. Those wishing to speak, please come forward. Seeing no one, seeing someone, please come forward. State your name for the record.

AL ROJAS
My name is Al Rojas and I'm a little familiar with this area. I don't recall the empty lot. We had to clean up a lot of homeless. There's a school around there. It's called, I believe, Hal Smith [Elementary School] or something. And if there is a vacant lot, there's a lot of homeless in that area. We've known that developing an area does help with that. And I'm going to leave my card here. We're part of a neighborhood watch program if you need some help. And I would support some kind of development on these vacant lots, especially if that's a hotspot. Thank you very much.

MICHAEL NAFT
Thank you. Seeing no one else wishing to speak, I'll close the public hearing. Commissioner Gibson.

MOTION

JIM GIBSON
Thank you. For the reasons that are indicated, this is a challenging area for us. Development will dramatically influence in a positive way things that are happening in that area. And for that reason, I move approval of Item 23.

MICHAEL NAFT
There is a motion for approval. Please cast your vote.

VOTE

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

MICHAEL NAFT
The motion passes.

SHELDON COLEN
Thank you.

(Companion Items 24 and 25)

24. VS-26-0379-PRIME BUILDING & DEVELOPMENT, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Campbell Road and Kevin Way and Azure Drive and Regena Avenue within Lone Mountain (description on file). AB/hw/cv (For possible action)

ACTION: APPROVED (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
- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Campbell Road, and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

JASON ALLSWANG
Next Item is 24, which is a companion with [Item] 25 and will be heard together.
- [Item] 24 is VS-26-0379. Holdover vacate and abandon easements of interest to Clark County located between Campbell Road and Kevin Way and Azure Drive and Regena Avenue within Lone Mountain.
- [Item] 25 is WS-26-0380. Holdover waivers of development standards for the following: 1) allow a gated community; 2) eliminate street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) reduce call box setbacks; and 6) waive full off-site improvements. Design review for a proposed single-family residential development on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Azure Drive and east of Campbell Road within Lone Mountain.

MICHAEL NAFT
Thank you. Good morning.

SUSAN FLORIAN
Good morning, Commissioners. My name is Susan Florian from Taney Engineering, 6030 South Jones Boulevard. Here on behalf of the applicant. What we have here is north of Azure, east of Campbell. It's a 4-lot cul-de-sac. We are asking for waivers. However, a little bit about the background, it is zoned RS20 with a land use of RN (Rural Neighborhood) and it's in the RNP, NPO (Neighborhood Protection Overlay) overlay district. The lots range from 20,153 to 23,351 with an average lot size of 27,553. All the lots meet the net square footage for the Lone Mountain Overlay District, which is above 18,000. The first waiver that we're asking for is to allow a gated community. The second one is to eliminate street landscaping, but this is only for the east side and there will be a retaining wall of 3 feet, then the landscape of 6 feet and then another retaining wall. So, it is not fronting the street. That's why we had to ask for a waiver, but we're not eliminating any landscaping essentially.

We're also asking for an increase of wall height to 7 feet. This is because there is a differential of 12 feet between these lots. So, we're trying to match in the middle with the 4-lot cul-de-sac. We're also asking for an increase of fill and then we're asking to reduce the call setback to 30, where 50 is required. There are other lots to the west side where the call box is smaller than 30 feet and it's an A-lot cul-de-sac. We're also asking to waive full off-site improvements as it correlates with the rest of the area. With that, I conclude my presentation. I'm here to answer any questions that you may have.

MICHAEL NAFT
Thank you very much. We'll open the public hearing on Items 24 and 25. Please come forward. Seeing no one, I'll close the public hearing. Commissioner Becker.

MOTION

APRIL BECKER
Yeah, I am comfortable with this. I know that we talked about the fill and the wall height. I think this is the safest option. And also, I wanted to just note that these will be one-story houses. So really the effect is on your clients more than the existing neighbors. So with that, I would move for approval.

MICHAEL NAFT
Thank you. There's a motion for approval on Items 24 and 25. Please cast your vote.

VOTE

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

MICHAEL NAFT
The motion passes. Thank you.

SUSAN FLORIAN
Thank you, Commissioners. Have a good day.

25. WS-26-0380-PRIME BUILDING & DEVELOPMENT, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a gated community; 2) eliminate street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) reduce call box setbacks; and 6) waive full off-site improvements

DESIGN REVIEW for a proposed single-family residential development on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Azure Drive and east of Campbell Road within Lone Mountain. AB/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 24).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Campbell Road, and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to construct a 5 foot asphalt path along Azure Drive and Campbell Road;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

(Companion Items 26, 27, and 28)

26. VS-26-0381-REMINGTON UTE, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street, and Oquendo Road and Patrick Lane; and a portion of right-of-way being Rainbow Boulevard located between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 27 AND 28).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

JASON ALLSWANG

Next Item is 26, which is companion with [Items] 27 and 28 and they'll be heard together.

- [Item] 26 is VS-26-0381. Holdover vacate and abandon easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street, and Oquendo Road and Patrick Lane; and a portion of right-of-way being Rainbow Boulevard located between Oquendo Road and Patrick Lane within Spring Valley.
- [Item] 27 is WS-26-0382. Holdover waiver of development standards to reduce throat depth. Design review for a proposed office building on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and south of Oquendo Road within Spring Valley.
- [Item] 28 is TM-26-500096. Holdover tentative map consisting of 1 commercial lot on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and south of Oquendo Road within Spring Valley.

MICHAEL NAFT

Thank you. Good morning.

JENNIFER LAZOVICH

Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive, here this morning on behalf of the applicant. The site is located right here just to the west side of Rainbow and we held it for two weeks so that we could work on some cross access. We did provide to staff the revised plans that I'm showing you now, which does provide cross access to the project that is to the north of us and then as well cross access to the existing project that is to the south of us. We are not providing any cross access to the west, but we think that that makes sense because there is a hotel being developed here and there's an access road. I'll call it that. A driveway, maybe that's a better word. A driveway that runs right in this area. You can see it all the way down here and then it shows on their site plan as running all the way north.

So, with that, they've got some cross access within their site to get either to the north or to the south. And our site will now have that cross access to the retail to the north as well as, I believe it is, an office complex to the south. We revised the plans. We submitted them to planning staff so they have it updated our justification letters to reflect this plan and we would ask for your approval.

MOTION

MICHAEL NAFT
Thank you very much. Thank you for holding it so that we could get that cross access to the north and the south. With that, I'll move for approval after I open the public hearing on Items 26 through 28. Anyone wishing to speak, please come forward. Seeing no one, I'll close the public hearing and move for approval of Items 26, 27, and 28 with the cross access to the north and the south. Please cast your vote.

VOTE

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

MICHAEL NAFT
That motion passes.

27. WS-26-0382-REMINGTON UTE, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a proposed office building on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and south of Oquendo Road within Spring Valley. MN/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 26 AND 28).

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

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

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 #0013 2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

28. TM-26-500096-REMINGTON UTE, LLC:

HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and south of Oquendo Road within Spring Valley. MN/hw/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 26 AND 27).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- Street names in the vicinity map shall include the suffixes.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0013-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

29. VS-26-0398-MARY BARTSAS 7, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Ford Avenue and Pebble Road; and a portion of right-of-way being Ford Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/hw/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO SEPTEMBER 16, 2026, PER THE APPLICANT).

30. UC-26-0397-MARY BARTSAS 7, LLC:

    HOLDOVER USE PERMITS for the following: 1) expand the gaming enterprise district; and 2) resort hotel.
    WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) allow non-standard improvements in the right-of-way.
    DESIGN REVIEW for a proposed resort hotel on 4.75 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Ford Avenue within Enterprise. MN/hw/cv (For possible action)

    ACTION: DELETED FROM THE AGENDA (HELD TO SEPTEMBER 16, 2026, PER THE APPLICANT).

31. VS-26-0436-V L V 1, LLC:

    VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Richmar Avenue, and between Interstate 15 and Las Vegas Boulevard South; and a portion of a right-of-way being Richmar Avenue located between Interstate 15 and Las Vegas Boulevard South within Enterprise (description on file). MN/rr/kh (For possible action)

    ACTION: ACTION: DELETED FROM THE AGENDA (HELD TO SEPTEMBER 16, 2026, PER THE APPLICANT).

32. UC-26-0437-V L V 1, LLC:

    USE PERMIT for a resort hotel.
    WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) allow non-standard improvements in the right-of-way.
    DESIGN REVIEW for a proposed resort hotel on 13.52 acres in a CR (Commercial Resort) Zone. Generally located north of Richmar Avenue and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action)

    ACTION: DELETED FROM THE AGENDA (HELD TO SEPTEMBER 16, 2026, PER THE APPLICANT).

33. SDR-26-0438-V L V 1, LLC:

    SIGN DESIGN REVIEW for a comprehensive sign plan for a proposed resort hotel on a 13.52 acre portion of a 35.65 total acre site in a CR (Commercial Resort) Zone. Generally located north of Richmar Avenue and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action)

    ACTION: DELETED FROM THE AGENDA (HELD TO SEPTEMBER 16, 2026, PER THE APPLICANT).

(Companion Items 34 and 35)

34. VS-26-0449-EAGLE NEST HENDERSON, LLC:

    VACATE AND ABANDON easements of interest to Clark County located between Martin Avenue (alignment) and Maule Avenue, and Valley View Boulevard and Procyon Street (alignment) within Enterprise (description on file). MN/ji/kh (For possible action)

    ACTION: APPROVED (COMPANION ITEM 35).

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;
- Applicant to construct a 5-foot asphalt path along Maule 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

JASON ALLSWANG

Items 29 through 33 were previously held. That brings us to [Item] 34, which is a companion with [Item] 35 and they'll be read together.

- [Item] 34 is VS-26-0449. Vacate and abandon easements of interest to Clark County located between Martin Avenue (alignment) and Maule Avenue, and Valley View Boulevard and Procyon Street (alignment) within Enterprise.
- [Item] 35 is WS-26-0448. Waivers of development standards for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) increase retaining wall height; and 4) waive full off-site improvements. Design review for a proposed single-family residential development on 2.2 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located east of Valley View Boulevard and north of Maule Avenue within Enterprise.

MICHAEL NAFT

Good morning.

MARK MULHALL

Good morning. Mark Mulhall, 1980 Festival Plaza Drive, here on behalf of the applicant. The site is just over 2 acres located there at the northeast corner of Valley View Boulevard and Maule Avenue. The applicant is proposing a development with four homes at a density of 1.8 dwelling units per acre, so conforming to that ranch estate neighborhood land use plan. Within the application, there are some waivers. So, along the north, south, and east, there is increased retaining wall. It's necessary for the site. Additionally too, just wanted to point out briefly that a similar development by the applicant was approved just recently on the northwest corner. So now they're coming on the northeast corner to continue the development along this portion of the [Interstate] 215 that sits there to the north.

One of the waivers is a similar waiver that was included in the last application package that is for buffering and screening along the 215. That was approved. That is uncommon in this area. There still will be a wall. It's set back from the 215. The homeowner will be able to have that side yard landscaping. Additionally, to keep in line with the area, especially east of Valley View Boulevard, we are requesting waivers of landscaping and waivers of off-site improvements. The applicant does agree to the condition to construct the 5-foot asphalt trail that's there on the application, but we want to keep it consistent with the area. I'm happy to answer any questions on this project. Thank you.

MOTION

MICHAEL NAFT
Thank you very much. This is a public hearing on Items 34 and 35. Anyone wishing to speak, please come forward. Seeing no one, I will close the public hearing and go ahead and move for approval of Items 34 and 35. Please cast your vote.

VOTE

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

MICHAEL NAFT
The motion passes. Thank you.

MARK MULHALL
Thank you.

35. WS-26-0448-EAGLE NEST HENDERSON LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) increase retaining wall height; and 4) waive full off-site improvements. DESIGN REVIEW for a proposed single-family residential development on 2.2 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located east of Valley View Boulevard and north of Maule Avenue within Enterprise. MN/ji/kh (For possible action)

ACTION: APPROVED (COMPANION ITEM 34).

CONDITIONS OF APPROVAL –
Comprehensive Planning
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5-foot asphalt path along Maule Avenue.

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-05-205-007; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed. Clark

County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0047-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

36. WS-26-0334-ATLAS SIGN, LLC:

HOLDOVER AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce parking area landscaping (no longer needed); 3) waive full off-site improvements; and 4) alternative driveway geometrics.

DESIGN REVIEW for a proposed warehouse on 0.34 acres in an IP (Industrial Park) Zone. Generally located north of Park Street and east of McLaurine Avenue within Sunrise Manor. TS/mh/kh (For possible action)

ACTION: HELD TO OCTOBER 7, 2026.

JASON ALLSWANG
Next Item is 36, WS-26-0334. Holdover amended waivers of development standards for the following: 1) reduce street landscaping; 2) reduce parking area landscaping (no longer needed); 3) waive full off-site improvements; and 4) alternative driveway geometrics. Design review for a proposed warehouse on 0.34 acres in an IP (Industrial Park) Zone. Generally located north of Park Street and east of McLaurine Avenue within Sunrise Manor.

MOTION

TICK SEGERBLOM
Mr. Chairman, the applicant doesn't appear to be here. I'm not sure. We met with them in the interim and thought we had a deal. So is it better to do that without prejudice or can we postpone it without having to do another mailing or what's the —

JASON ALLSWANG
So yeah, we never got the revised plans from them, so I don't know if they wanted more time to work on that. We could do a —

TICK SEGERBLOM
I'd like to at least reach out to them and find out what happened, but —

MICHAEL NAFT
It's probably best to hold it.

JASON ALLSWANG
Yeah, we can hold it. So this one, if we do hold, it has to be renotified as well because it's the third hold. So that the soonest we can get it back to you is October 7 and then the applicant's going to have to pay for the renotification.

TICK SEGERBLOM
All right. Great. They were in such an urgency, but I guess urgency has different definitions. Thank you.

MICHAEL NAFT
Sounds like there is a motion to hold Item 36 until October 7. Please cast your vote.

VOTE

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

MICHAEL NAFT
The motion passes

37. WS-26-0369-COUNTY OF CLARK (PK & COMM SERV):
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the expansion of an existing park (Echo Trail Park) including the following: 1) public facility (community center); 2) accessory structures; and 3) signage on a portion of 36.3 acres in a P-F (Public Facility) Zone. Generally located on the northwest corner of Buffalo Drive and Russell Road within Spring Valley. MN/jgh/cv (For possible action)

ACTION: APPROVED.

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

Public Works - Development Review
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

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 #0578-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

JASON ALLSWANG

Next Item is 37, WS-26-0369. Holdover waiver of development standards to allow modified driveway design standards. Design reviews for the expansion of an existing park (Echo Trail Park) including the following: 1) public facility (community center); 2) accessory structures; and 3) signage on a portion of 36.3 acres in a P-F (Public Facility) Zone. Generally located on the northwest corner of Buffalo Drive and Russell Road within Spring Valley.

MICHAEL NAFT

Thank you. Before they start their presentation, I was surprised. I though this was the item everybody was here for today, but I'll just preface it by in advance thanking this Board for allowing us to get to this point. This is what will be after many, many, many years of having no community centers in the entire township of Enterprise. The team before us with RPM [Real Property Management] and Parks [Parks and Recreation] brought the Silverado Ranch Community Center, and now this Board has asked you to move forward with a design for Echo Trail Park. I'll turn it over to you.

JASON JORJORIAN

Good morning, Chair and Board. Thank you for having us. My name is Jason Jorjorian. I'm with Alexia Chen with LJA Architecture. As Commissioner Naft mentioned a moment ago, this project has a background, a little bit of background history. A few years ago, we partnered with Clark County on creating the first new community center in probably nearly a decade in Clark County. Huge success in Silverado Ranch community, a lot of great uses. It's well-loved. So, this project takes all those great functions and programs, including the demonstration kitchen, multipurpose event space, multi-generational programming, art rooms, dance floor, gymnasium. And what really the community wanted was an indoor walking track. That was all included. One of the first public community centers with that, I believe.

We want to take all those ingredients into this new neighborhood and improve upon them. That was the mission before us. So new improved means nearly doubling size of the gymnasium, nearly a double length of the walking track that's raised above the whole community center, creating a good, great environment for that community. I'm going to turn it over to Alexia. She's going to get into the design aspects of it and we'll answer any questions you may have for us.

ALEXIA CHEN

All right, good morning. So, as you can see here — And I don't know when staff was switched over to the overhead camera. There you go. We are on the corner of Buffalo and Russell and there is an existing park that's already there and it's very popular and well in demand. What we're doing is on the southwest corner of the property to develop a community center that's roughly 58,000 square feet and then a roughly 5 acre of a site development area along with the community center and on the parcel that's overall 36.3 acres. And we're also including a new parking lot that will bring up — Currently, the current park has only 33 parking spaces and it's already a fight to park every time Commissioner has a event there. So, this project will add a lot more parking spaces, bring the total parking for this park up to 320.

So, I think you can see here, there's two new driveway that's added off of Russell and allowing direct access to the community center and not to, you know, there's no connection with the existing park because it's already built around and there's future development to the north that we're considering. So, there's potential connection to the north development. This is part of our request for waivers of standards to reduce the 100-foot throat depth requirement for both of these driveway. And we're offering one driveway at 58 feet and the other at 151 to accommodate the size of the parking lot, the amount of parking that's in the space. I can switch over and show some of the elevations if you —

MICHAEL NAFT
The Board would love that, I'm sure.

ALEXIA CHEN
So, this is on the front entrance and in this case — The front entrance is on the east end of the community center faces the existing development of the park. And between the park and the community center, there's an area of turf that's being developed as a multifunctional turf that has some mounding design for it. So, connecting to the existing — When I say turf, I mean natural grass turf area. That's already in the current park. So, connecting that, transitioning to a new community center and connecting the two area together.

And then this is the south elevation. So, looking from Russell, this will be the view, but there will be a lot more landscaping in front of the building once all the trees grow up. We are showing — For the parking lot design, all of the sidewalks that are between the parking stalls are lined with trees. One of the important thing to point out is the current park in the undeveloped area, there is currently a dirt trail wrapping around the whole park and is very popular with the residents. In this new development, the area where the dirt trail is will be developed into a concrete paved trail but continue the same arrangements so you can still do the full loop around the entire property. But we're also making sure that along the trail there's multiple trees planted for shade. As we know, it's getting hotter every summer and we know trees, you know, are always a great asset to the community, especially in the park and community center development. So, there are several new ways of meandering the parking lot under the tree shade for the trail access there. (Inaudible) keep it short —

MICHAEL NAFT
Thank you.

ALEXIA CHEN
and let it be questions that we can answer.

TICK SEGERBLOM
I have a question. Do you have any photos of the indoor track?

ALEXIA CHEN
We did not bring anything with us.

MICHAEL NAFT
I'll show it to you.

ALEXIA CHEN
But you're welcome to visit Silverado Ranch Community Center. It will look almost just like that with different, you know, painting on the wall.

MOTION

MICHAEL NAFT
We can go on a race up there sometime. If that concludes the presentation, I'll open the public comment period on Item 37. Anyone wishing to speak? This is your chance. Seeing no one, I'll close the public comment period and just say from my perspective, this is about as exciting a thing as we get to do here. Jason, Alexia, if you weren't already intent on bringing the vision forward, I know Tiffany and Monica were going to make sure you did, that we not only highlighted everything about Silverado Ranch Community Center that works, but expanded on it, improved upon it. You listened to the actual people who use that center, along with the staff who run that center. And I think this is just an incredible thing for that neighborhood, it's surrounded by residential. We know that places like this improve property value. They give people safe, healthy places to be, and this is just going to be a wonderful asset for that community.

I will say that Clark County saved significant capital dollars with this project by repurposing the similar design to Silverado Ranch. I would encourage everybody to do that. I think it's a perfect design and we were able to save a lot of capital dollars in doing that. So, before I lose any votes, I'll move for approval, but also want to acknowledge and thank Lisa who has been there every step of the way on this and Jessica of course too. I move for approval of Item 37, the Echo Trail Community Center.

JUSTIN JONES
Mr. Chair, I just want to chime in and say I have serious issues with this — Congratulations on getting this done —

MICHAEL NAFT
Turn his mic off —

JUSTIN JONES
It's going to benefit District F also and look forward to a forthcoming plan for the Mountains Edge Community Center very soon.

MICHAEL NAFT
Absolutely. There is a motion. Please cast your vote.

VOTE

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

MICHAEL NAFT
That motion passes. Thank you very much. Thank you, Tiffany. Thank you, Monica.

38. WS-26-0417-SILVER SERENE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.

DESIGN REVIEW for a single-family residential development on 7.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Cougar Avenue and east of Warbonnet Way within Enterprise. JJ/bb/kh (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- The Waiver of Development Standards applies to Lots 7, 8, 11, 12, and 13 only;
- 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

- Off-site improvements on Miller Lane to include 32 feet of paving only;
- Drainage study and compliance. 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 #0489-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

JASON ALLSWANG

Next Item on the agenda is 38, WS-26-0417. Waiver of development standards to reduce setbacks. Design review for a single-family residential development on 7.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Cougar Avenue and east of Warbonnet Way within Enterprise.

MICHAEL NAFT

Good morning.

JENNIFER LAZOVICH

Good morning again. Jennifer Lazovich, 1980 Festival Plaza Drive, here this morning on behalf of Tri Pointe. The project is located south of Cougar and just to the East of Warbonnet Way. The project was previously approved for a different developer in November of 2025. These are all 0.5 acre lots. A new developer has come in to do the lots. It's going to be now Tri Pointe Homes. Again, it remains all 0.5 acre lots. So, the application in front of you today gets the elevations approved that are Tri Pointe's elevations with the project. Excuse me. They're right here. Gets the elevations approved. All of the plans include really three car garage. You see this, but what you're not seeing is that there's a garage that is also to the

side as well. So, we also have a front yard setback. This shows the whole community. The waiver for the front yard setback is only being request on this side.

This side, Lots 1 through 6, already has the waiver for the front yard setback to the extent that they needed it. Code does allow a 20-foot front setback over here. So, Tri Pointe was asking to mirror that setback on this side. However, in working with Commissioner Jones, we want to read a condition into the record that the waiver of development standards applies to Lots 7, 8, 11, 12, and 13 only. The reason that we're not applying it to Lots 9 and 10 is because there are existing homes just to the south of us, which have that 40-foot setback right next door. So, we're going to mirror that setback for those two lots. But then for the remaining Lots, which are 7, 8, 11, 12, and 13, we'd be able to have that reduced front setback to 20 feet.

In the world in which we live, in terms of where you recreate, it's in the backyard. The houses aren't getting any bigger. It's just that we give that extra space into the backyard for them to do more with in the backyard. In addition to that, we have worked with Public Works on Miller Lane. Miller Lane comes right through right here. I think Public Works has a condition regarding off-sites that would just involve paving only and in order to match what's to the north and south, we would not put in curb, gutter, sidewalk, or street light.

MICHAEL NAFT
Very good. At this time, we'll open the public hearing. Anyone wishing to speak, please come forward. Seeing no one, I'll close the public hearing. Commissioner Jones.

JUSTIN JONES
Thank you, Mr. Chair. Mr. Papazian, you want to chime in on language on Miller Lane.

ANTONIO PAPAZIAN
Thank you, Commissioner. As you can see on the aerial that nobody north or south of this subdivision has off-sites and we're okay with just having the 32 feet of paving to match what's north and south. So, if I can add, if you're okay, off-sites along Miller Lane to include 32 feet of paving only, and because we're removing the curb and gutter, we would also like to add the drainage study and compliance condition.

JUSTIN JONES
Very good. I do have one question for Mr. Allswang because my colleague asked about it. With the setoffs, we changed the code so that could be done administratively, but I guess there's a distinction between if it is in a private street or a public street.

JASON ALLSWANG
Right. So, we put things back to how the old code was. So on private streets in the old code, essentially it was a 20-foot setback. The public streets under old code was still the 40-foot setback, and so that's how the code is today. This is a little bit of an unusual subdivision. They have the one private street on the west side and then Miller Lane being a public street that bisects the property. That's why they need the 40-foot setback there.

MOTION

JUSTIN JONES
All right. Well, maybe at a future meeting, we consider on the smaller public streets, not on larger ones looking at that also. But with that, I'll go ahead and move for approval agenda Item 38 with the additional conditions as read in today.

JENNIFER LAZOVICH
Thank you.

MICHAEL NAFT
Thank you. You've heard the motion. Please cast your vote.

VOTE

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

MICHAEL NAFT
The motion passes. Thank you.

39. PA-26-700022-CITY OF LAS VEGAS:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Urban Neighborhood (UN) on a 15.20 acre portion of a 31.58 acre site. Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor. TS/gc (For possible action)

ACTION: HELD TO OCTOBER 7, 2026.

JASON ALLSWANG
Okay, great. So, Items 39 through 42 are companion items that will be heard together.

- [Item] 39 is PA-26-700022. Holdover plan amendment to redesignate the existing land use category from Public Use (PU) to Urban Neighborhood (UN) on a 15.20 acre portion of a 31.58 acre site. Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor.
- Item 40 is ZC-26-0257. Holdover zone change to reclassify a 15.20 acre portion of a 31.58 acre site from a PF (Public Facility) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor.
- [Item] 41, VS-26-0258. Holdover vacate and abandon a portion of right-of-way being Vegas Valley Drive located between Homeownership Lane and Tree Line Drive within Sunrise Manor.
- [Item] 42 is DR-26-0259. Holdover design review for a proposed multi-family residential development on 15.20 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive within Sunrise Manor.

MICHAEL NAFT
Thank you. Good morning.

BOB GRONAUER
Good morning, Mr. Chairman and Commissioners. My name is Bob Gronauer, 1980 Festival Plaza Drive. I'm here in this matter representing the applicant in the following matters that are before you. The first thing that I'd like to do is, before I get into the application itself, is explain to you what we are proposing to you that's before you today. What we are proposing is an active military and veteran family apartment complex that's affordable apartment complex. What this means is that this is going to be specifically

designated for active military members, their families, and veterans and their families. What this is not, and I got to clarify for the record, this is not a homeless shelter, this is not a halfway house, and this is not a rehabilitation center, okay. And matter of fact, the people that are going to be living here aren't going to be your violent criminals that are going to be walking the streets, or they're not going to be your sexual offenders that we have been told throughout this process.

And matter of fact, the kinds of people that are going to live here are no different than people like you and me. The only difference is these people actually have served in the military or today serving in the military. These are people that you and I know, okay, that are going to live in this community. These are people who are food servers, these are managers, these are some of your county employees. These are also people who are construction workers, there're some security guards. I'm sure security that has taken care of us here today in Clark County, I bet you some of those people are veterans that are —Excuse me veterans that have served our military. We also have clerks, we have truck drivers, bus drivers, we have electricians, and we have plumbers, and we have a long list of people. Those people that are in our community today are the people that are veterans or family members of active military members that would live in this community. So, I need to clarify that for the record, because as we've gone through this process over the last several months I've heard a lot about those people. And those people who are these type of people who may walk into a neighborhood and they're going to commit crimes, and they're going to go to schools and do this. These are not these people, okay, these are the people that I just explained to you.

So, now let me get into the presentation and you can understand what we're trying to do here. So, the first thing I'm going to do is get you located to the property. The property that you see here I've highlighted in yellow. This is about 15 acres of property. The irony here when I go through my presentation, this property was already rezoned for RUD (Residential Urban Density) in 2004 for residential development for 268 homes. It subsequently changed over where it's a solar farm in this area located here today. The area that you see, and I'm going to go through, is trended over the last 30 years for residential development. This is Vegas Valley Drive, which is on the north portion of our property. We have the drainage channel that is to the west of us, and you have Tree Line, which goes in this area here. This is Hollywood and this is Sahara up above, then you have Desert Inn that's located in this area.

So, the next thing that I like to do is, since now I gave you the location of the property, now I want to give you the justification why this project fits this area, okay? And the question is that as I go through this is, is this residential project compatible and harmonious with the other projects and existing uses in this area? So, to do that, we got to go back in time, and as I'm going to go and I'm going to show you on this aerial here, this is a 1990 aerial and I'm going to go through this quickly in decades because I want to show you the trends that you have seen for development in this area.

This is the property back in 1990. You had existing uses, you have reclamation plant located here, the NV Energy plant located here, you have two industrial uses there. Those uses and everything I pointed out have been there since 1950, 1960. This area was planned for a lot of PF and industrial uses. As you move forward to the years up to 2000 in this area here, what you'll see now is residential starting to be approved. In 1998 there was a mobile home park approved. In 2000, you had R-2 that was approved. You also had PF. This was all big PF. You had residential homes that were approved at that point in time. As you move forward in 2010, now you're going to see additional homes that have been built, or excuse me, and approved. So, between 2000, 2010, excuse me, you had this development that was approved.

This took industrial zone property into residential, these are existing town homes today. There's about 417 of these units that are located on this property here. 2005 to 2007 we had additional residential

development that has been approved in this area. Matter of fact, although I didn't mark it but I said in the beginning of my presentation, the irony is you can't tell me residential is not appropriate in this property when in 2004 we had 268 homes that were approved for RUD zoning on this piece of property. So, as we move on now to 2020, now you see the golf course here in this area has been taken down to residential zoning in 2020. And in 2014, this property was changed from industrial to residential development. So, now you're starting to see a sea of blue in this area in the trend. So, now where are we?

Today, just two weeks ago in 2026, two weeks ago, this County Commission approved the residential project for more homes in this area. And now if you take a look at this entire map, you cannot disagree with me. The trends that you've seen over the last 30 years in this area has changed from vacant land planned for an industrial and PF uses to residential in this area. And matter of fact, when you start doing the calculations here, there's been thousands of acres of property in this area here that has been rezoned for residential development. And excuse me, it's 2,500 units of residential units have been approved and hundreds of acres that have actually been developed for residential. Now, when you look at the trends here, and I'm going to go through this a little bit more, is you're going to look at your policies. You just adopted your [Clark County] Master Plan policies, you got a new county code, and what you asked for your goals, and one of your goals in 1.1 talks about diversification of housing.

When you look at diversification of housing here, you have a lot of single-family homes, you have some mobile home parks, but you don't have that multi-family component in here, what we are proposing. And matter of fact, we also hit the policy goal of 1.2 is it talks about having affordable housing. That's exactly what we're doing here is affordable housing. And then when you look into Sunrise Manor policy and goals, it talks about building in infill areas and making an investment. This project is an infill property, and more importantly it's a $90 million investment, okay. The irony is in the last six months I came in with a $30 million project right here for a school, and today I'm standing here for a $90 million project. That's $120 million of projects and development in this area that has been proposed, which is amazing, because this area deserves it and you'd see the growth that you see.

So, the other point that I want to point out on the trends is I use this as somewhat of an analogy. This is somewhat similar to if you're in North Las Vegas with the pig farm, those of you who know and been living in the city or been here in Southern Nevada, the pig farm used to be there as just being an industrial commercial use and it was said you're not going to have residential be built around there. Today, there is no more pig farm because residential came in and removed everything here. So, the reason why I use that somewhat of an analogy is because you cannot tell me that we cannot put multi-family here when you put residential development all around this area. Because if anything, what we're showing you here, it does work. And matter of fact, when you take a look at another example, you could see the County's Reclamation Water Treatment Facility.

This one here, you could see in this area off of Flamingo, you have homes all around it. So, putting a multi-family project in this area does not have a negative impact whatsoever. So, the next thing that I want to get into is the design. The most important thing that I want to point out with this design here, we are asking for zero waivers. There's no variances, there's no deviations. What we're coming in is we're meeting code. We're not only meeting code, but we are actually exceeding code in many ways. We're almost doubling the amount of open space that's being proposed. This is a 348 unit development, this is going to have anywhere from studios all the way up to three bedrooms, one, two, and three bedroom apartments. Access is going to be off of Vegas Valley Drive, and then we also have access coming in off of Tree Line.

This is a gated community. This will be securitized 24/7 to address some issues with as far as security in this area. The other thing that I want to point out within the community, one of the things that we're doing, which is unique that you don't see with a lot of affordable projects, is we wanted to make sure we came in with a lot of amenities here. In doing so, what we're proposing is we have two pools, we have two recreation facilities, we have tot lots, we have pickleball courts, we have dog parks, we have a community garden, we have a community center, and we have a bunch of other picnic areas throughout this development here. So, what we are doing here, which is special and unique, is we're creating a community within a community. And the goal here is you have like people living together because they share the same experiences together.

And of course, we're going to have wraparound services in there, which is no different than what you have for your senior projects and other projects also. So, I do want to mention that we will have that. There's been some questions about transportation, okay. Number one, because we met with the developer and they were concerned that we didn't have enough parking. We have more than enough parking on the property. We're not asking for any parking waivers. Then I got into, "Well, what happens if they don't have a car?" Well, just right over here there is a Regional Transportation bus stop that goes regionally throughout the valley. Depending on the day of travel, the bus stops there every 30 minutes, about 29 to 36 times a day, depending on what day that is. So, you have all around wraparound the valley services from a transportation from bus.

If you don't want to take the bus and you don't have a car, we have shuttle services on the property, okay. But more importantly, I always say when you look at projects it's all about location, right? No matter if we have a residential development, no matter if we have commercial, if you're in those businesses we always say it's about location, location, location. That's no different than this project. I'm going to explain to you why there's no difference here. Number one, and the veterans will tell you this and the active military members, this location is 20 minutes away from Nellis Air Force Base. This location is 30 minutes away from the VA (Veterans Affairs) hospital. This location is 11 minutes away from the veterans resources. This location is about five minutes, three to five minutes away from your shopping center, your commercial uses, your restaurants in this area.

So, if you're going to tell me that location is a problem, and because this is residential near a reclamation plant, I respectfully cannot agree with that because we believe that the location is perfect and the project that we're proposing fits within the residential neighborhood. So, now I'm going to conclude with a couple facts here that I think is important as I round everything out here. I think the first fact that I think we all can agree in this room is we are a military community, okay. We have Creech Air Force Base, we have Nellis Air Force Base. I think we all can agree we have an affordable housing problem here in Southern Nevada. Number three, I believe we all can agree, and you just heard the veteran that stood up here, is there is a need for military families. We've talked to Nellis [Air Force Base] and we've talked to veterans, and there's a need for veterans and their families. You've heard that just already on the record before I came up here to speak.

In today's presentation, I hope I gave a compelling enough justification to let you know that there is a need for military and veteran type of housing in this area. I hope I at least gave you a compelling reason to see that there is residential in this area, and residential has been approved on this property so you can't tell me it does not fit in this area. And the last thing is, as I said about this is location, location, location. The veterans will tell you that this is a location of where and what we need. So, I'm going to ask you, I'm going to plead with you today, let's not find reasons to find reasons to not support this project. We're here to stand here with you and ask for collaboration to find a win. More than willing to open our arms up and figure out how we can make this project work.

And then, there's one statement I'm going to leave with some irony here, okay. And I think you can all understand this. So, the ironic side of this is when we're at football games or watch sporting events on TV, you see at halftime or intermissions that we always go and honor at some point in time or a special event, we honor our veterans, we honor our active military members, right? Even when you go on Southwest, you know, there's special accommodations and so on. And I'm one, I know all of us are the same. We stand up, we clap, we thank our veterans, we thank our military members, right? But here's the kicker. When those military members and those veterans, when they turn around to us and they ask, "Can we live in your community?" There is a pause. And that pause is we say, "Well, maybe we can look at another person's backyard because there's a better place for you."

So today, if we deny this application, what I'm asking is if this is not a great location where you put a place like this, tell me where. I hope it's not in a commercial industrial area because they don't belong there. What the active military members belong is in a community within a community of what we're proposing. So, as I started out the conclusion I'm going to end this way, we are a military community, and I ask you to approve these applications.

MICHAEL NAFT
Thank you very much for the presentation. At this time, we'll go ahead and open up the public comment on Items 39 through 42. Those wishing to speak, please come forward, state your name for the record, and you may speak for up to three minutes. Good morning.

VINCENT PALMIERI
Good morning. My name's Vincent Palmieri, I'm the Commander of Chapter 711 here in Las Vegas. I'm also the National Director of Suicide Awareness for the Military Order of the Purple Heart. As a veteran, I know that service to our country does not end when a veteran takes off their uniform, neither should our responsibility to those who served. A veteran cannot begin rebuilding his or her life without a safe and stable place to call home. Housing provides more than four walls and a roof. It provides stability, dignity, and a foundation for rebuilding a life. We often say that we support veterans, those words must be followed by action. I have attended meetings and heard people say, "I support our veterans. They deserve a safe place to live, a decent place to live." But when veterans housing is proposed near their neighborhood, the message sometimes seems to become, "I support veterans, but not in my neighborhood." We cannot have it both ways.

At the same time, when we provide veterans housing matters, if our goal is to give struggling veterans a hand up, we should place them in an environment that gives them the best opportunity to succeed, not one that adds more obstacles and challenges they already face. This is one reason why I strongly support the Patriot Housing Project. This is not simply about putting a roof over a veteran's head. Patriot Housing provides a wraparound service where veterans live, including assistance with employment, mental health, and other challenges. Instead of saying, "Here is an apartment, good luck," we are providing a veteran with a home and a support system. This is what a hand up should look like. We shouldn't simply ask, "Where can we put veterans housing?" We should ask, "Where can veterans have the best opportunity to succeed?" Supporting veterans cannot simply be something we say at a ceremony during a parade or during Veterans Day.

If we are sincere when we say, "Thank you for your service," then we must also be sincere when we say, "You deserve a place to live in our community." In closing, I would like to thank personally the Clark County Commission, especially Commissioner Jim Gibson and Marilyn Kirkpatrick for honoring the Military Order of the Purple Heart on Purple Heart Day. Thank you, and I hope you'll all see the need for this needy project. Thank you.

MICHAEL NAFT
Thank you, Commander. Good morning.

LEVY SHULTZ
Good morning, Commissioners. I'm Levy Shultz, President and Founder of Nevada Veterans Fund and Nevada Veterans Caucus. Right now, I have 21 military families on my roster for food delivery. We deliver formula and diapers to those families. We also have four veterans that are seeking affordable housing, and I have to call around to folks that I know that have apartment units open, and I have to beg, borrow, and plead to try to get them into those units. This is 348 units that will allow for those families that don't have essential goods that we have to deliver. Not the government. We do, as a private organization, to be removed from these traps of the marketplace apartment, the standard market rate apartment. So, you know, one of the folks that I've had to deliver to is a mother who just had twins. Her husband's an E3 in the Air Force, stationed at Nellis.

One of the things you may not know is that when you're in the military, sometimes your needs of the Air Force, you don't get to pick where you live. It's not like, "Oh, I want to go here." No, you're ordered to be there. You're on orders. So, why should they have to live in a place that's unaffordable or pick a market rate apartment that's subpar with no amenities and live in squalor when they're serving our country and wearing the uniform? You know, I once was an E1, E2, E3 in the United States Navy, and I know how difficult it is to find affordable housing. I was stationed up at Whidbey Island in Washington where the rates are through the roof, and your housing allowance only goes so far. But right now, because Nellis is the Langley of the West, we have folks in the Gulf Arab states that have drones raining fire down on their heads, and their families are here, and they can't afford milk, and diapers for their children. That is absurd to me. And for our service, it's heartbreaking because I personally deliver these meals to them. And I really beg and plead with you that if you do not approve this project, at least have a plan, because I haven't heard one yet. This is a $90 million investment into our military, and into our veterans. And I have to look at people like me, people like Evelyn Pacheco, people like Vince Palmieri, we have to look these families in the face when we deliver services to them.

It's unfair if this is voted down. And I personally take this as a slap in the face to the veteran community. We can light up all the signs we want. We can go to all the games we want and stand during the pledge. We can do all of those things. But if when it comes down to truly honoring veterans, we don't approve their housing, then you don't actually care about veterans. And I don't want to hear the lip service, because I'm the face that they see when they get their box of food because they can't afford to eat. Thank you.

MICHAEL NAFT
Thank you. Good morning. And just a point of clarification, if anybody needs assistance with the microphone, Victor is right there. He's got a handheld and would be happy to help if that's easier for anybody. Good morning.

MARK CHRISTENSEN
Good morning. My name is Mark Christensen. I'm the Paralyzed Veterans of America Legislative Director for the State of Nevada. The gentleman that you just listened to brought two points out that I would like to emphasize to the Commission. One, you guys, and ladies up here stand, you say the pledge of allegiance to the flag. What's behind that flag? You are living in a country that all of our veterans, and our active duty persons, and personnel out there stand every day between you, and harm's way. We provide that blanket of freedom, excuse me, that you live under. This project is critical to our nation's individuals who stand on the front line every day.

The second point that I would like to bring up is if not now, when? When do we have a plan to support those individuals who are out there on the front line? What is your plan? I haven't heard it. I spent 26 years as an Army Green Beret defending this country. I've been to places that God forgot about when he started this planet spinning. I come back, and I see the exact same thing at 75 that I did at 35. When does this country stand up, and protect those who protect you? Thank you.

MICHAEL NAFT
Thank you. Good morning.

STEPHANIE PHILLIPS
Good morning, Commissioners. Stephanie Phillips, Political Affairs Director with Veterans in Politics. I am in strong support of the Patriot Housing community agendas Items 39 through 42. This proposed development would be the first of its kind in Clark County, a community specifically designed to provide affordable housing for veterans, active-duty military personnel, and their families. But those who have served our country, access to safe, stable, and affordable housing should not be a privilege. It should be a priority. Patriot Housing community offers more than a place to live. It provides a supportive environment where military families can build stability, strengthen connections, and thrive. The development includes a secured gated entrance with controlled access, a clubhouse, two fitness centers, pickleball, and basketball courts, family recreation areas, walking trails, a dog friendly park, and welcoming community gathering spaces. These amenities, along with many others, will promote safety, wellness, recreation, and a strong sense of community.

Just as importantly, residents will have access to critical support services. The community will include a computer lab, a business center, along with an onsite veteran service coordinator who can assist residents with VA benefits, counseling, enrollment, and other essential resources. Additional programs will include financial workshops, employment, and job placement assistance, health and wellness services, legal aid referrals, educational and vocational training, partnerships, onsite notary services, and transportation assistance, or shuttle service to VA facilities, just to name a few.

Having these resources available in one community can make a meaningful difference. Veterans and military families often face unique challenges when transitioning to civilian life, securing employment, navigating VA programs, continuing their education, or accessing healthcare. Patriot Housing community is designed to address those needs in a practical, and comprehensive way. This project is not simply about constructing buildings. It is about creating opportunity, restoring stability, and honoring service with action. It will give veterans, active-duty personnel, and their families access to affordable housing while surrounding them with the resources necessary to succeed.

The proposed location is appropriate for this development, and the project will be a valuable addition to Clark County. It reflects the kind of thoughtful investment our community should make in the people who have sacrificed so much in service to our nation. I respectfully urge each Commissioner to support agenda Items 39 through 42 and approve Patriot Housing community. Thank you for your time, your consideration, and your commitment to Clark County's veterans, and military families. Thanks so much.

MICHAEL NAFT
Thank you. Good morning.

EVELYN PACHECO
Good morning, everyone. Evelyn Pacheco. I am the first woman to be commander of American Legion Post 51. I served in the army from 1986 to 1992. I am also a disabled veteran. I'm the president of Nevada Women in Trades, which most of you up there know what I do in the community to help veterans and

women get in the trades. I'm also retired out of the Plumbers and Pipefitters Union who will be taking part in this. Not only will this help veterans, this will help this community. It would help for those to get jobs, veterans to get jobs, which is a big, big thing, right? And I'm also wanting you to approve this, and I agree with my colleagues before. If you don't approve this, what is the plan? What is the plan that you have? Thank you.

MICHAEL NAFT
Thank you. Good morning.

AL ROJAS
Hello. My name is Al Rojas. I live in Sunrise Manor. I started a neighborhood watch program about a year and a half ago digitally based because we wanted to move in the direction of public safety. I think this is a no-brainer. Let's get it done. I welcome a group of veterans who understand that the foundation of prosperity is public safety and education. I would love to have these citizens here in my community. Because we are moving in a direction, we're sending a message that Sunrise Manor is a safe place to live in, and this is exactly the people that I would like to be in my community. If you don't know who Al Rojas is and who Safe Communities Networks is and Sunrise Manor Neighborhood Watch, I'm asking you to go find out. This is a no-brainer. There's nothing to think about. We're moving in the direction of safety, and I will welcome our veterans as our citizens. Thank you.

MICHAEL NAFT
Thank you. Good morning.

ROBERT DAVIDSON
Good morning. My name is Robert Davidson. I'm a Vietnam veteran. I was shot in the A Sau Valley of Vietnam with the 101st Airborne Division. Most of you probably know that approximately a year ago, a group of very good people known as Tunnel to Towers purchased a large piece of property immediately adjacent to the VA hospital. The purpose of the purchase was housing for veterans. The Zoning Commission, and the City Council of North Las Vegas turned their back on the veterans, and said no. This project that we are proposing now is not something as the ambient housing that you have at Bonanza and Las Vegas Boulevard, where you have veterans who are on the ragged edge of society. Some of them may have been on drugs, perhaps alcohol, very little family support, perhaps very serious PTSD (Post-traumatic stress disorder). This is an upscale housing project, not just for veterans, but for veterans and their families. Please do not turn your back on these veterans as the City of North Las Vegas has done. Thank you.

MICHAEL NAFT
Thank you. Good morning. And if anybody else is here to speak during the public comment for this period, if you want to start making your way forward.

ED UEHLING
Yeah. My name is Ed Uehling and there couldn't be a better illustration of what I said in my earlier comments than this project here. This project is going to take 15 acres. Item 6 is going to take 17 acres. In other words, 2 acres more exists in [Item] number 6. Here, $90 million are going to be invested in an apartment complex, apparently. And of course, knowing the feds, you'll probably only get 90 apartments, $1 million each, but just that, imagine it's only 90 apartments. 90 apartments sitting on The Boulevard Mall property would provide access for all of those 90 people immediately to get in buses, not to have to travel 11 minutes here, to have 25 minutes over there, 50 minutes over here to get to where they have to get. They would be able to go in buses, and not cars. And not only that, they would have their jobs, their things to do in the immediate area.

This shows the incredible incompetence of the planning, urban planning of this city. Imagine this could be built there. They could use the buses. Everything is already there. The neighborhood would approve it. Then I have one question about this. Apparently, one can discriminate on who can live in apartments. I thought that was illegal. I have property that I'd love to be able to discriminate for gay people. And so how does that work? It works for some if it doesn't work for others. And then just an item of curiosity. I'm wondering if this farm that you're talking about is the farm that Commissioner Gibson's father sent me to work on 63 years ago in the area that you're talking about.

MICHAEL NAFT
Thank you, Mr. Uehling.

EVELYN PACHECO
All right. I have to say something else —

MICHAEL NAFT
I'm sorry, Commander. Our rules don't allow you to come back up. There is another time set aside for public comment at the end of the agenda, but our rules don't allow that. Anyone else wishing to speak on Items 39 through 42? This will be your last call. Please make your way up to the podium. Good morning.

STEVE SANSON
Good morning. Good morning, Chair, and Commissioner. My name is Steve Sanson. I'm a disabled United States Marine Corps Gulf War veteran and President of Veterans in Politics International. I'm here today to strongly support the Patriot Housing LV veteran housing plan. Our veterans answer America's call and defended our homes, freedoms, and way of life. Now Clark County has an opportunity to stand up for them. Too many veterans struggle to find safe and affordable housing. Some lived on fixed incomes, others face disabilities, unemployment, or difficulty navigating the complicated system created to assist them. They need more than a temporary roof over their heads. They need stability, dignity, and an opportunity to move forward.

The Patriot Housing LV provides that opportunity. This income-based community would offer secure professional managed housing for veterans, active-duty military personnel, and military families. It would include accessible apartments, onsite management, and security, fitness, and recreational areas, walking trails, playgrounds, study rooms, and gathering spaces. Most importantly, this plan goes beyond housing. An onsite veteran service coordinator would help residents obtain VA benefits, and connect them with healthcare, employment assistance, vocational training, legal services, transportation, and other essential programs. Veterans would also have access to financial education, budgeting, assistant, peer support meetings, and family reunification services. As residents improve their employment, credit, and income, they could transition into homeownership, or other permanent housing, opening spaces for veterans in need. Eligibility would be income-based and include background screening to help protect residents, families, and the surrounding neighborhoods.

Commissioners, supporting veterans require more than thanking them for their service. It requires meaningful action. Patriot Housing LV is not simply another apartment complex. It is a safe, and supportive community where veterans can rebuild their lives, strengthen their families, and regain their independence. They defended our homes. Now we have the opportunity to help provide them with homes of their own. I respectfully ask you to support Patriot Housing LV. Thank you for your time.

MICHAEL NAFT
Thank you very much. This will be the last opportunity to speak on Items 39 through 42 for the public hearing. Anyone wishing to come forward? Anyone who's not in line here will be last call. Go ahead. Thank you.

LOU DESALVIO
Thank you. Lou DeSalvio for the record, Laborer's Local 872, President. Just was going to say, if you support this project and you're in this room, please stand up. Thank you very much.

MICHAEL NAFT
Thank you. All right, have a seat and we will invite Mr. Gronauer back up. Before Commissioner Segerblom, I'm going to turn over to you in just a second, but if I could just set the table for a second, because I think we heard a couple things that are really important related to a plan, right? A couple of you mentioned a plan for housing in this community. So, I think it is important just to inform everybody who's here, and those who might not be, that this body has not arguably, but factually done more on affordable housing, inclusive of veterans nationally. We are nationally recognized since 2022, this Board has supported financially 47 affordable housing communities at 30% AMI (Area Median Income). That's 4,700, 5,700 units that are now on the marketplace. We have provided GAHP (Growing Affordable Housing Program) funding. We have provided land free of cost for dozens of affordable housing communities, some of which are under construction now. All of which are veteran eligible. All of which are eligible to those who are within that AMI range.

And so, I just think the Members of this Board, and particularly the staff in this building who, again, are nationally recognized for the work that they're doing on affordability and have dedicated unbelievable amounts of time to providing for affordable housing. I think that's just personally important that it's known no matter where any Member of this Board is on this particular item. You can't argue with the track record from 2022 to today that has happened related to affordable housing. And I'm sorry to be on a soapbox, but Commissioner, this is in your district. I'll turn it over to you.

TICK SEGERBLOM
No, I appreciate that because end of the day, that's what we're trying to do is affordable housing. So, Mr. Gronauer, can you tell me, is this affordable housing project financed by some government entity, or is it under some government program?

BOB GRONAUER
Currently, we have a pre-certification through Clark County approved. With the approval, if approved with this project, we'll be moving forward with that process to get the completion of that application to be approved for affordable housing in Clark County. We have already applied to several of the agencies of what you need to do for LIHTC (Low-Income Housing Tax Credit) funds, and for additional federal housing. So, that is all to come. And as you guys know this is you can't get all these commitments until you actually get the land in hand and move forward with the project.

TICK SEGERBLOM
All right. So, at this point you have no financing?

BOB GRONAUER
We have financing that's conditioned, which is no different than any other project that you approve that when I stand up here, and represent other developers. Money is conditionally approved subject to approval of a project.

TICK SEGERBLOM
The state money is conditionally approved subject to the approval of the project?

BOB GRONAUER
I don't know if the state money is approved. I think you have to go through that process. Actually, I think you apply for that at that point in time once when you get the approval of that process. But regardless, as we've made representations to everybody, is this is an affordable project, and we have to go through that process. We cannot build this project if we don't have the service, excuse me, if we don't have the financial wherewithal to build the project, we're not going to get the deed to build. And, but we're comfortable with what we have with the team that's in place.

TICK SEGERBLOM
All right. But specifically, this is considered to be an affordable project under state law, under federal law? This is not just an apartment complex?

BOB GRONAUER
Correct. We're going to be complying with whatever the state and federal requirements are for affordable housing. So, whatever restrictions that are going to be required for that development, that will be put on this. Yes.

TICK SEGERBLOM
All right. And at this point, you don't have that financing?

BOB GRONAUER
As I mentioned is everything's conditioned.

TICK SEGERBLOM
All right. Rob, maybe you can answer this. If we approve the zoning, this is mainly a zoning, and land use plan hearing. If we approve this zoning and change it from what it is currently to 38 units per acre, is that something that if the project falls through, we can pull back?

ROBERT WARHOLA
No. An ordinance we've passed, the zoning would be changed, and another apartment complex that's not affordable housing could go forward.

TICK SEGERBLOM
All right. And can you tell me why the city picked this particular area for affordable housing?

BOB GRONAUER
My understanding is just like any other jurisdiction, when you have builders come in, people as Commissioner Naft mentioned, everybody is looking to fill the void for affordable housing. So, every jurisdiction is looking at different ways. My client has been looking for this type of project for many years. As you guys know, land is scarce, right? Then you got to find the location, you got to find the price. There's a lot that goes into the formula. So, in this case, they were vetted out by the city. And I do want to make a note since you brought this up, this project is going to be deed restricted, okay? Once when this project, if this project gets approved, then prior to this project going into the hands of the developer, we have already agreed to do a deed restriction in Clark County. And we are required by the purchase and sale agreement to have a deed restriction with the city.

So, there would be a double-deed restriction placed on this property. We have no problems, no issues with that to make sure that it is zoned in what we're representing. And my understanding is, in all due respect, is I do know that once when this gets approved, not once, if it got approved, then we would have to go through the process with the city, and we put the restriction on there. Now, just like any other zoning case, you know, out there, there are, I believe, going through the code, the county can always rezone, replan a property. You re-plan properties. We just went through the big transformation plan, and so on.

There is a process to do that. We could also work with the city to rezone the property back if this property does not get its funding and does not move forward with construction. There's ways to work on these things to make sure, because the representation is that this is going to be for affordable housing. We could do a deed restriction within 30 days, put a deed on this immediately, and ensure that nothing is going to be built for market rate housing on this property.

TICK SEGERBLOM
Okay. Rob, could you clarify that? Because my understanding is constitutionally, once we recognize this is an affordable, an area for 32 units an acre, we can't just unilaterally go back.

ROBERT WARHOLA
Well, the deed restriction would be a private agreement between the developer and, I guess, the city and whoever else. I don't think the county would have any control over the deed restriction. So, once the zoning ordinance, zoning is in place. This zoning, as far as the county is concerned, another project can go forward, and it wouldn't be an affordable housing project or a project that's solely for veterans and their families.

BOB GRONAUER
And I think for clarification, we would agree, and I thought we agreed to do a deed restriction at the Planning Commission. I could be wrong, but we're willing to do that with the county.

MICHAEL NAFT
I think the challenge there would be that you have the deed restriction that is being proposed between the city, which I believe is only 15 years and in the county, we require minimum 50 years typically up to 99 —

BOB GRONAUER
—And clarification, we agreed to do 50.

MICHAEL NAFT
The 50 years only sticks to the design review. So, just stating some facts, staff can correct me, but the 50 years would only apply to this applicant. As you know, people come before this podium and projects switch hands routinely and applications change, and that 50 years would be null once it switches hands.

JASON ALLSWANG
Right, that's correct. The zoning and the master plan would be permanent, and that deed restriction for 50 years would only be for this project if this project were approved. But that zoning would allow somebody else to come in with a project.

MICHAEL NAFT
Thank you. Commissioner Gibson.

JIM GIBSON
Just to clarify, So the deed restriction would be a condition that we impose upon you, and you agree to that?

BOB GRONAUER
Yes, I agree. We'll sign the deed restriction within one week. I mean, we're not going to build something one week. The county has a standard deed restriction for 50 years. If you put it on that property, we agree to put it on the property, and it gets recorded. As you know, as an attorney, it runs with the property. And then the county's in control of that deed restriction and whether or not it's going to be removed, regardless what the city does with the deed restriction on that property. Although we've already agreed to, we can't buy the property from the city until we have a deed restriction on there. And it was initially 15, and talking to the city, they're fine, boom, doing 50.

JIM GIBSON
Do you know what the city is charging for this property?

BOB GRONAUER
The fair market value ranged from $9 million-ish plus, or minus to $14 million, and it's on the low end of what we've agreed to. And the money is going to stay within the Reclamation District there, their sewer fund, because the sewer funds legally purchased this property because it was in private hands, it was residentially zoned before. And so that money, what I've been told by the city has to stay within that fund in that account.

JIM GIBSON
Whatever the money is. There's not a limit on what the money must be. There's just a condition.

BOB GRONAUER
Yeah — Yeah.

JIM GIBSON
The reason I say that is that one of the things that we've done is we've found land that carries with it a value, maybe no value when it comes to the development of the affordability aspect of the project. So, we donate land, or we enable the donation of land. And in a circumstance like this, we're facilitating the city charging whatever the fair market value is of the property. Encouraging all along that it be something that is affordable, but doing nothing, in my view, in terms of the things they control to encourage or maybe even require affordability. And that's troublesome to me. We all ought to be doing the same thing. In our instance, we're working to find property that carries with it a price tag that truly encourages and conditions affordability. In this instance, it's fair market value and that's a bit of a disturbing thing to me because they want the credit. They just don't want to give up the value for it and that's troublesome.

MARILYN K. KIRKPATRICK
May I ask a question of Rob? So this is a land use application, but typically, at the county, we are a little bit different than everybody else. We bring the design review and everything all at the same time. I think I can count on less than two hands to where we've just approved the zoning and not everything else that comes with it. So, how is it that we can put any conditions on it because it's a zoning application. There's nothing to tie it to, is my first question.

ROBERT WARHOLA
No, right. I mean, once the zoning's changed it's permanent and then another project could come in. I don't know if that answers your question or not.

MARILYN K. KIRKPATRICK
Well, what I'm saying is typically we have a design review to say, "Okay, you got to have this many parking spaces. This is where the landscaping goes." We don't have that before us today. We have a vacation. We have a zone change. Where do you tie that deed restriction to?

ROBERT WARHOLA
Well, there is a design review on this, but you could tie it to that. But then someone can come out, and we have no control over the deed restriction. It's in favor of the city and maybe other private parties. But another project can come in and ask for a new design review that wouldn't be subject to those conditions that you attach to the design review that's before you.

JIM GIBSON
What about a tight approval with a review, a one-year review, to determine whether or not the conditions we've imposed will remain intact and subject to them remaining intact?

ROBERT WARHOLA
Right. What I would suggest if you're going to go that route is that the ordinance for the zone change not be made and adopted until all the conditions are satisfied. If you're going to go that route and then —

MARILYN K. KIRKPATRICK
Well, let me ask this question. So, I want to ask some other questions because I heard a lot of things here today, and I represent Nellis, and I do yeoman's work in Nellis, in the Nellis area. And I work specifically with the colonels. I worked to get the level 3 trauma center over there. I worked to bring a grocery store. And we have, this Board supporting me have approved housing for veterans. Three projects and they've never come to fruition, which is the — We've tried everything to give it (inaudible). And they're always at Las Vegas Boulevard and Nellis. They're at Cheyenne and Lamont. I mean, we have done that, and in fact, in the Northwest, which is in the city. And I know I worked with you, Mr. Gronauer, many years ago for that project in the Northwest that we worked to get the housing, right?

So, to say that we've done nothing, what's the plan? We keep trying to do things. And for me, I get it. There is a need for active duty. There is a need for veterans, but we have 5,700 units in the hopper that will allow for veterans to actually live in those places, right? We've done things from, we put in new manufactured homes because we worked with the base to see what kind of housing that they would like. We actually built a brand new subdivision off of Hollywood, the east gate over there. So, to say that what's the plan. We keep trying to get developers to come through. But what happens is the financing always falls apart because there's a lot of rules that you have to follow, right? LIHTC funds, they work sometimes, but not so much now. And we know that because Ovation and Nevada HAND tell us that they're not working so well.

One-offs, you know, I worked with Nellis to get — When we had sequestration, we lost a lot of things at Nellis. It took us seven years to get things back onto the base. In fact, I think I did a fundraiser so that they could have books to actually go from an E2 to an E4, right? So, to say that we've not done things, this Board has supported me 100%. We're actually the biggest supporter of Aviation Nation, so we get it. We understand that. So, I don't want it to be — You know, to say that we don't support is a little disingenuous, Mr. Gronauer, you specifically, because you said it that way and it bothers me because I do yeoman's work. I have been at the food banks, I built a school on there, we've done all those things. But I am trying to understand. If you look at the property, is all of that solar stuff going away or just a portion of it? Because it looks like the site doesn't — Let's talk about the real issues here today for the land use instead of telling us what we're not doing right.

BOB GRONAUER
Well, first of all, for clarification, I apologize. I'm not saying you have done anything wrong. I was making my presentation that I believe it's a compelling location. Okay? So, I apologize. I didn't mean to imply there's no plan in the county.

MARILYN K. KIRKPATRICK
I'll invite you out to Nellis [Air Force Base] next time so you could hand out food with me —

BOB GRONAUER
I'm fine. I'm fine. I've been in Nellis [Air Force Base] and Creech [Air Force Base], so I'm fine. But I want to clarify that for the record because I had no intentions to say the county has no plan. My point is I believe this property is appropriate at this location and we going to disagree, respectfully. I get it, okay. I respect your decision. So that being said, this is 15 acres of about, I forgot if it's about 30-something, plus or minus, acres in there. So, it's a portion of the property that we're actually doing — We're removing the solar panels —

JUSTIN JONES
Mr. Gronauer, can we have that up on the —

BOB GRONAUER
Oh. Oh.

MICHAEL NAFT
Victor, are you able to put the overhead up? Thank you.

BOB GRONAUER
So, what you see here is this is the entire site. It's located here. The yellow area is about 15 acres of the property that we would be taking down, and we would be doing development on that property. This is the Tree Line in here. This is a line that goes north and south. We would do the improvements in here and then we'd have access coming in here. And then this is Vegas Valley where we'd have access coming into the northern portion of the property also.

MARILYN K. KIRKPATRICK
So let me ask this though. According to this site plan that you have, there will be solar that's remaining, right? So, it'll abut the project?

BOB GRONAUER
Yes. Solar will be remaining roughly down in this area. There's going to be some things that are going to be reconfigured in this area based off removing some and working with the city. So that's on us and working with the city, which we spent a lot of time and money and effort with our consultants in this area is redoing this area in here and ensuring that you do have the solar panels down to the south here. And then on our property, those would be removed in there.

MARILYN K. KIRKPATRICK
So, one of the issues that we see on the east side in particular next to the sewage treatment plants, whether it's North Las Vegas's that it's on Carey and Nellis or whether it's this one, we get tons of calls of complaints. We get complaints on the smell, we get complaints on the gnats, we get complaints on all of those things. And so, what mitigation efforts have you put in to address all of those?

BOB GRONAUER
Well, number one, we've gone through environmental phase one analysis and looking at and seeing what the property is in the surrounding area. The second thing is, is in taking a look at the other projects in the area if need be. And this is something that we're, you know, willing to address is, if we have to do some type of disclosures for the future rental, for the tenants that are in the area, we can do so. If there's some other issues that we need to address, more than willing to do so there. Because if there is a specific thing that the county has been doing, we can implement that.

MARILYN K. KIRKPATRICK
So, what prohibits the city from coming in and taking out all of those solar rays? Although I agree that they were bought with sewer funds, right? So, the money has to go back into the sewer funds, right? So that's the law. What prohibits you from coming back in, you know, two years and saying, "There's a precedent's been set, now we're going to take out the solar fields and there's nothing else that could go there"?

BOB GRONAUER
And that's a very good question. So, one of the reasons why I didn't see the whole field taken away is because I — And I want to be careful because I'm not an expert in this, but how I understand this working with the county —

MARILYN K. KIRKPATRICK
I know the answer to the question, that's why I asked you.

BOB GRONAUER
Okay. So, let's see then if I'm going to answer it the way you think, or maybe what I think is what I know. Is the city has certain requirements for renewable energy, and they got to meet those certain requirements. They still meet those requirements with what the things that we're doing here. And so, this field here, I don't want to say, I can never guarantee 100%, but at least in my conversations with the city initially when we were going through that process about a year ago. This field needed to stay to be a part of, I want to say it was maybe the 2030 energy plan, renewable energy plan or whatever the city is involved with or required to meet. So that is why that's staying there for now and that's why we didn't touch anything else in that area in working with the city.

MARILYN K. KIRKPATRICK
Well, you kind of answered it. It was a state law and the 2030 RPS (Renewable Energy Standards), but that can be changed and I bet it's going to be changed this time because a lot of people can't meet it. So let me ask this. Why not closer? Like I said, I've approved things and Mr. Borgel brought one of the projects. I could almost point to all the people that brought all these projects closer to Nellis. There's a plethora of pieces right there and, honestly, Nellis even has some industrial pieces that they're going out to an RFP for. Why are we not looking at those pieces that are closer to the base that they have the — One of the issues for military families is, you know, they have to be able to get to the grocery store, they have to have schools, which this one does have schools, but they can't always be on the commissary shopping. Veterans can't always go to the pharmacy on the base, so they got to have all these things, which we worked really hard to bring in that vicinity from the east gate all the way to the north gate past O'Callaghan. So, I could help you find a different property. Honestly, that's better.

BOB GRONAUER
Yeah. My client has been looking for properties, and as you know, you know, there could be price, business constraint —

MARILYN K. KIRKPATRICK
They didn't ask me —

BOB GRONAUER
And sorry, you know, I don't know what else to say, but more than willing to work with you or anybody else. If there is property and there's a property that makes sense, then that's great. Better than this, that's even better. But as you go through, it's hard to find properties. And you're right, nobody asked you. I apologize, but that's something we can do.

MARILYN K. KIRKPATRICK
I don't have any more questions.

MICHAEL NAFT
Commissioner Jones.

JUSTIN JONES
Thank you, Mr. Chair. Following up on Commissioner Gibson's question, I guess I'll go back to an agenda item we had a few weeks ago where the Elks Lodge had proposed a change in the zoning that was adjacent to an RNP off of Rainbow. I was comfortable with the use that was proposed. However, it required going to a more intense zoning category, and so we ended up asking the applicant to pull back because of the same concern that was raised, which is Elks Lodge, cool, but it could also be all sorts of other uses if the Elks Lodge didn't proceed. So, I guess help me get to a point in which if this proposed project, which I would support, does not go forward, that it doesn't simply become a higher intense use that is not affiliated with any veterans affordable housing project.

BOB GRONAUER
And I'll start with, I believe Mr. Warhola was on the right path there where you're able to hold back the ordinance from being recorded on the property. And then I'm going to couple that with Commissioner Gibson's comments about doing a short review on the application, on the design review, because the truth of the matter is it's going to take, you know, a year plus to go through development. That's just how that goes. But at least you will have in that time period, I'm thinking out loud, is we could record deeds or whatever in favor of the county on that property. We could work through whatever we need to work through. And if we're not moving in six months or whatever it is, and I'm using a six-month timeframe, then at that point in time you make that decision and if we don't have financing, don't have our application submitted. There's a lot that has to be done that we're waiting to get released. And if those representations I make today, it gives you the ability to not support an extension on the design review. And then your ordinance doesn't get recorded on the property and you can hold off on the deed, whatever you want to do with the deed.

JUSTIN JONES
And just to clarify, with regards to applications for LIHTC and HOME (Home Investment Partnerships Program) funds, et cetera, do those require that the zoning be in place or simply that there's a commitment for the zoning to be in place, which is what you're asking?

BOB GRONAUER
Yeah, I'm going to double check one second. Hold on.

JUSTIN JONES
Okay.

BOB GRONAUER
What we need is it's defined as site control, so we could work with the city and make sure we have site control to move forward with those applications. In the scenario that we're going through, we're comfortable that we could get the definition to be met of site control as we move forward because we'll be moving forward with the applications based on the actions of today's Board if it goes that way.

JUSTIN JONES
Okay. Mr. Warhola, you want to chime in on that? Does that —

ROBERT WARHOLA
Yeah. A lot of times with contingency contracts, it's based on whether they get the zone change or not and the zone change is recorded and that I guess then activates the actual contract. So, it would go back to the wording of the contract. We haven't seen it, so we don't know what it says, but —

JUSTIN JONES
Okay. Well, I'll just say I've supported every affordable housing project that's come before this Board, as I think pretty much everybody on this Board has. And there's a whole lot of not in my backyard in all of our districts all of the time. So, this is not a perfect site. It's probably not a perfect applicant, but I think that from my perspective, we can't let the perfect be the enemy of the good. And so, if there are those safeguards in place that allow for, if this doesn't go forward with the financing that they have suggested, they don't get their HOME and LIHTC funding as they have proposed, then it just reverts to what it is right now. So, but I will defer to my colleagues.

BOB GRONAUER
Thank you.

TICK SEGERBLOM
And frankly, that's been my problem is how can we do that? Because in talking to the state, it looks to me like LIHTC funding is probably not going to happen. But again, we can be optimistic. We want to help veterans, but at the end of the day, there's so much unknown about the project, but the zoning is finite. That's what they want us to do today, right? Is there a way we can postpone this at least till we get more detail on what they're trying to build?

ROBERT WARHOLA
Yes. Like I said earlier, what we can do is not introduce the zoning ordinance to change the actual zoning if this is approved until the review period. If they satisfy all conditions in the review period at that point, then we could then introduce the zone change ordinance to actually change the zoning and turn it into hard zoning. But we would delay that until it satisfied all conditions at this review period, one year review, two-year review, whenever it would be.

TICK SEGERBLOM
Could we also ask that our affordable housing department [Clark County Community Housing Office] evaluate this and make it fit all the standards that Clark County requires for affordable housing?

ROBERT WARHOLA
Yes, absolutely.

MICHAEL NAFT
And Commissioner, through Mr. Warhola, we could also, if that is your appetite, we could also require or get commitment from the city, the landowner currently to come back here with a zone change to put it back to the current zoning if this project should fail to get the financing.

ROBERT WARHOLA
Yes.

MARILYN K. KIRKPATRICK
Can I ask a question? You know, trust is a big deal with me, so I'd like to see the contract, the contingency contract to know what is being agreed upon because this is why we're in the property tax lawsuit. This is why other deed restrictions don't work out because we never see the contract. So, I think the city would be open to all of these things if they could move forward, but I think we need to see that contract as well.

JIM GIBSON
So, what I think, one last question. So, there's a PLA on this project. Is there a beginning and an end date to the PLA?

BOB GRONAUER
There is a schedule that we have with the city, and I will explain the schedule. One second. So, the PLA, sorry —The PLA is getting finalized. We're hopeful, and if that's a requirement in there, that would be fine because we're looking at the next 60 days for the PLA. The schedule would be, we would start, if there is some form of approval with conditions. We're able to start with the city, we'll start that process immediately and we're hoping to start commencement of construction within that two-year period of the window that we have. Actually, I believe once when we get the property, the city's requiring us to commence within one year, I believe it is, right? Yeah. I believe if one year they don't see us commencing with construction, they have the ability to take the property back.

JIM GIBSON
So that you understand, I think you do really well, the contingencies that end up out of our control are the thing that are bothersome to us. So, to the extent that we can do something that precisely results in what we're hearing from you today, gives this project life in my mind. To the extent that we can't ensure that what all of these folks are here to support will really happen, not can really happen because we know it can happen. But because we lose control given the limitations that we have unless we get a bunch of concessions from you and commitments from you that become real and enforceable conditions on any approval, there's nothing we can do. We can just all say, "Well, we sure do hope that it ends up being what you all hope this becomes." And I think this is one of those times when we have a unique opportunity to align all of the expectations in a way that provide hard conditions that prevent there from being something different when this project finally gets developed and built. And I think that's what our concern is.

BOB GRONAUER
And I agree and more than willing, as I said in my presentation, to work with you on collaborating on get you comfortable so you could see that this is going to be a real project. And if it isn't, there is an end date quickly you pull the plug and move on. And I understand that.

JIM GIBSON
I don't mean to be speaking for Commissioner Segerblom. For me, it's awfully hard not to support something that is described as this was described in the beginning. But when you start looking at the detail, you realize we lose control unless there are a series of conditions that are hard conditions you've agreed to that are enforceable.

BOB GRONAUER
Yes. And a part of this too is whatever, if it's a list of conditions that we want to go through, we're fine. We can meet that. As I said, we came here today to say, "Hey, we are willing to collaborate to see if we can make something out of this, please. Yes."

MICHAEL NAFT
Commissioner McCurdy II.

WILLIAM MCCURDY II
Thank you, Mr. Chairman. So your understanding to this point, based on some of the conversation that's been had, what are some of the conditions, the most stringent conditions that you're willing to agree to at this point?

BOB GRONAUER
Yeah. So, what I'm thinking, I'm putting the hat on, on both sides here, is I would believe that you would want to review in a shorter review just to see the progress. I mean, you can do a one-year review. I'm going to tell you the thought process here. One year is a long time. You know, there's a lot of things can happen in a year. I would look at six months, if anything, because I think in six months, you're going to see movement or you're not, because the other thing is, well, we got to work with the city. The city's given us like a year, right? To see some progress. So, if we don't progress anywhere in six months, I don't want to stand up here and look at you if I don't have any compelling reasons, whatever, to say, "Hey, we can move forward." So, I think you're looking at a six-month review. Now in that review, I would look at, part of the condition is you don't record the ordinance, okay. That was discussed —

MARILYN K. KIRKPATRICK
Can I ask a point of clarification before we get too far down this?

MICHAEL NAFT
Commissioner Kirkpatrick —

MARILYN K. KIRKPATRICK
I understood. I was comfortable with holding it until you go back and get that stuff from the city and give us all those things. If you're asking me to approve it today with a bunch of conditions, I'm not interested in that because things get lost in the shuffle, then you have to go back and do all those things.

BOB GRONAUER
We're fine.

MARILYN K. KIRKPATRICK
Okay.

BOB GRONAUER
I want to be on the same page. Yes —

MARILYN K. KIRKPATRICK
So, I just want to make sure if we're holding, we're holding and we're not moving forward.

BOB GRONAUER
Yeah, if that's the request. Look, I'd rather get it over with. Okay. I've been living with this forever. As all of us, right —

MARILYN K. KIRKPATRICK
Oh, no. You got to get more info —

TICK SEGERBLOM
We're going to hold your feet to the fire.

BOB GRONAUER
Yeah. I'm okay with that because I think we should put things in writing and I want to make sure if I make a representation before you, it's in writing, okay. Because I don't want to misrepresent anything, but I got the tenor of what we need to do is put a lot of teeth in this and give you that comfort level on the list of things. And Rob and I can go through and work with the Commissioner and all of you on those conditions. We'll go back to the city and if it's a letter or some type of an agreement that if this project doesn't move forward —

MARILYN K. KIRKPATRICK
I think we call them MOUs (Memorandum of Understanding) or interlocals, something along those lines—

BOB GRONAUER
If you want an MOU, interlocal, that means I got a lot of work, but that's okay. All right. But the point is if there is other concerns, then at least I could work with legal, with Rob, and your staff and getting this all put together. I know the city's amenable in talking to the city is if we got to open something up and deliver whatever we need to deliver, they're cooperative with us and willing to do this.

MICHAEL NAFT
So, what I'm hearing is contingent on Commissioner Segerblom being willing to offer this hold. It would be the expectation of this Board that the commitments that were made today, including the PLA, the contract language being viewed by this Board, the deed restrictions, minimum of 50 years, the willingness of the city to return the zoning to the original — current zoning. And Commissioner Segerblom would like continued review and certification from our office of affordable housing and an MOU —

TICK SEGERBLOM
And also, something showing the LIHTC has been applied for or something, explain how you're going to finance this project. But the PLA is fantastic. That is news to me today. So that's a huge step forward.

BOB GRONAUER
So, I will get all that stuff. I have somebody up back there writing everything down. I didn't write it, but I will review this tape to make sure we get everything to get addressed. And we'll have the whole LIHTC stuff laid out for you also.

MICHAEL NAFT
So, Commissioner, Mr. Gronauer, how long do we think we need to take to get that done right?

BOB GRONAUER
I mean, we could do two things. We can hold it for two weeks and see where we are, but 30 days is probably — You're probably going to take about 30 days is to get everything what we need to get done. I can say we try for two weeks in good faith and get there because I want to get it like you, get this stuff done.

MICHAEL NAFT
Commissioners, it sounds like we'll see them on September 30.

TICK SEGERBLOM
I would say at least a month.

MARILYN K. KIRKPATRICK
May I ask a question of Rob? So, when we talk about a reversionary clause, we've been screwed before on those. So, I don't want that same kind of reversionary clause where I got to buy it. Do you know what I mean?

ROBERT WARHOLA
Yes, I know what you mean.

MARILYN K. KIRKPATRICK
Okay. I just want to make sure that — I'm not interested in buying something that I didn't want to begin with.

ROBERT WARHOLA
The idea was we'd effectively rescind the zoning, and I think the land use plan —

JASON ALLSWANG
Get rid of the master plan as well.

JIM GIBSON
The good thing is that we are not the one who has this property. So, it reverts, but it isn't something there where there could be any requirement for us to pay a dime.

MARILYN K. KIRKPATRICK
I know, but I didn't think they were going to sue us on property tax either. So, I'm just saying.

JIM GIBSON
Well, I understand that part too. In fact —

MARILYN K. KIRKPATRICK
I'm protecting the county.

JIM GIBSON
If there's anything that makes us think twice about anything that we're hearing right now, it is that exactly what's happened to us. I mean, we've got a case pending in the state Supreme Court today that never should have been brought.

MARILYN K. KIRKPATRICK
Well, the crazier thing, we have to provide the services, right? So that makes a big deal on a land use, we will be the ones providing those services, whether it be fire, roads, all those other things. So, I just want to make sure what we're going to get.

JASON ALLSWANG
Sorry, Mr. Chair, if I could for the record, we will have to renotify this application since it's the third hold. So, two weeks is out of the question, but we can do the October 7 meeting, which will be the first Zoning meeting in October. October 7.

JIM GIBSON
I think the October date makes sense. If everyone here is as serious about getting this done and is anxious to make sure that it happens the right way, as we have heard people say. Then all y'all who have something to do can get after it and get it done right in plenty of time. That's what I think, so —

MICHAEL NAFT
Commissioner, it sounds like there is a motion to hold. Is that your intention?

MOTION

TICK SEGERBLOM
Yes. I would second that emotion. There's a motion.

MICHAEL NAFT
Thank you. There's a motion to hold until October 7. Please cast your vote. While those votes are being tallied, if I could just invite the audience, it's really exciting for us to have a group of people that care so much about affordable housing. It's a topic that we discuss on almost every one of our Tuesday agendas. So, I just want to invite everybody to take a look at Clark County's Welcome Home Initiative. It has a website. All of the work that has been done since 2022 is listed there, and I'd just invite you to engage with us on it since we have a mutual passion for it. Welcome Home Clark County.

VOTE

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

MICHAEL NAFT
That motion passes.

BOB GRONAUER
Thank you very much —

MICHAEL NAFT
Thank you for everyone being here. Thank you—

BOB GRONAUER
Thank you for the discussion. I appreciate it. Have a good —

JASON ALLSWANG
All right. Next item on our agenda is —

MICHAEL NAFT
While you're reading that, just for the audience, we have 50 more items to discuss today, or 30 more items. So, thanks for coming. We'll give them just two minutes to exit. We'll continue our Board meeting in just a second here. And while the Board is reassembling, I want to thank everybody who was patient here on other items while we advanced that one. Let's do it.

40. ZC-26-0257-CITY OF LAS VEGAS:
HOLDOVER ZONE CHANGE to reclassify a 15.20 acre portion of a 31.58 acre site from a PF (Public Facility) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive (alignment) within Sunrise Manor (description on file). TS/gc (For possible action)

ACTION: HELD TO OCTOBER 7, 2026, PER THE APPLICANT.

41. VS-26-0258-CITY OF LAS VEGAS:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Vegas Valley Drive located between Homeownership Lane and Tree Line Drive within Sunrise Manor (description on file). TS/rg/cv (For possible action)

ACTION: HELD TO OCTOBER 7, 2026, PER THE APPLICANT.

42. DR-26-0259-CITY OF LAS VEGAS:
HOLDOVER DESIGN REVIEW for a proposed multi-family residential development on 15.20 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Vegas Valley Drive and west of Tree Line Drive within Sunrise Manor. TS/rg/cv (For possible action)

ACTION: HELD TO OCTOBER 7, 2026, PER THE APPLICANT.

(Companion Items 43, 44, and 45)

43. ZC-26-0421-REV RENEWABLES DEVELOPMENT HOLDINGS, LLC:
ZONE CHANGE to reclassify 10.08 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone. Generally located west of U.S. Highway 95 and south of Spring Canyon Road within South County (description on file). JG/gc (For possible action)

ACTION: APPROVED (COMPANION ITEMS 44 AND 45).

CONDITIONS OF APPROVAL –
Fire Prevention Bureau
- Applicant to show fire hydrant locations on-site and within 750 feet.
- 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 there are no public sanitary sewer facilities available and none are planned within the next 5 years.

JASON ALLSWANG
Okay. Items 39 through 42 have been held. That brings us to [Items] 43, and that is companion with [Items] 44 and 45. I'll read those together.

- [Item] 43 is ZC-26-0421. Zone change to reclassify 10.08 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone. Generally located west of U.S. Highway 95 and south of Spring Canyon Road within South County.
- [Item] 44 is VS-26-0422. Vacate and abandon easements of interest to Clark County located between Spring Canyon Road and Facility Access Road, and between Whidbey Road (alignment) and U.S. Highway 95 within South County.
- [Item] 45 is UC-26-0423. Use permit for public utility structures (BESS facility, electric substation, and overhead transmission lines) and associated equipment. Waivers of development standards for the following: 1) increase structure height; 2) eliminate street landscaping; 3) reduce security fencing height; 4) reduce gate setback; 5) waive full off-site improvements; and 6) alternative driveway geometrics. Design review for public utility structures and associated structures and equipment on 10.08 acres in an IP (Industrial Park) Zone. Generally located west of U.S. Highway 95 and south of Spring Canyon Road within South County.

MICHAEL NAFT
Welcome back.

BOB GRONAUER
Good morning. Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing the applicant on these three matters. Just give you a location here. As you can see here in the green, you just previously approved one of our facilities here within the last year that's highlighted in green. The application that's before you today is highlighted in yellow. This is a zone change that staff is recommending approval for. We have the use permit with waiver of development standards that staff is also recommending approval and the vacation application that's before you. There's one note to keep the presentation short is we've worked with the Clark County Fire Department in regards to the site, just like we've done with our existing site here.

And then on this project, we've also worked with the Boulder City, and I got two conditions that we're agreeing to in meeting with Boulder City so we could put on this application with their support. Number one would be the applicant will extend and connect to Boulder City's water system no later than January 1, 2030, unless an extension of time is filed and approved. And then the second condition is the applicant will provide fire hydrants in locations approved by Boulder City within the Amcor Avenue right-of-way once extension and connection have occurred. So, with those two conditions, and I believe Boulder City submitted a revised letter on Monday of this week, and we agreed to these two conditions. So, that being said, I'm here to answer any other questions you may have.

WILLIAM MCCURDY II
Thank you. This is a public hearing. Anyone wishing to come forward at this time? Seeing no one, we'll close the public hearing and turn it over to Commissioner Gibson.

JIM GIBSON
Thank you. Yes. Thank you for working with Boulder City. They're concerned about a number of things that are unique to them. These conditions meet with their approval. These are the things that they finally agreed upon, as you suggested. And with that, I move approval with these added conditions that you've read into the record related to the Boulder City requirements.

BOB GRONAUER
Thank you.

WILLIAM MCCURDY II
We have a motion by Commissioner Gibson. Cast your vote.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

BOB GRONAUER
Thank you very much and have a good day.

44. VS-26-0422-REV RENEWABLES DEVELOPMENT HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Spring Canyon Road and Facility Access Road, and between Whidbey Road (alignment) and U.S. Highway 95 within South County (description on file). JG/gc/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 43 AND 45).

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 a portion of a cul-de-sac for Amcore Avenue;
- Provide paved legal access;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

45. UC-26-0423-REV RENEWABLES DEVELOPMENT HOLDINGS, LLC:

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) reduce security fencing height; 4) reduce gate setback; 5) waive full off-site improvements; and 6) alternative driveway geometrics.

DESIGN REVIEW for public utility structures and associated structures and equipment on 10.08 acres in an IP (Industrial Park) Zone. Generally located west of U.S. Highway 95 and south of Spring Canyon Road within South County. JG/gc/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 43 AND 44).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- The Applicant will extend and connect to Boulder City's water system no later than January 1, 2030, unless an extension of time is filed and approved;
- The Applicant will provide fire hydrants in locations approved by Boulder City within the Amcore Avenue right-of-way once extension and connection have occurred;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance; and payment of the tree fee-in-lieu is required for any required trees waived;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include a portion of a cul-de-sac for Amcore Avenue;
- Coordinate with Public Works - Development Review for inter-local agreement;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Provide paved legal access.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

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

(Companion Items 46, 47, and 48)

46. ZC-26-0443-S4A004, LLC:

ZONE CHANGE to reclassify 0.86 acres from an RS5.2 (Residential Single-Family 5.2) Zone and an RM32 (Residential Multi-Family 32) Zone to a CR (Commercial Resort) Zone. Generally located east of Koval Lane and north of Tropicana Avenue within Paradise (description on file). JG/rk/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 47 AND 48).

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0045-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

JASON ALLSWANG

Next Item is 46, which is companion with 47 and 48, and I'll read them together.

- [Item] 46 is ZC-26-0443. Zone change to reclassify 0.86 acres from an RS5.2 (Residential Single-Family 5.2) Zone and an RM32 (Residential Multi-Family 32) Zone to a CR (Commercial Resort) Zone. Generally located east of Koval Lane and north of Tropicana Avenue within Paradise.
- [Item] 47 is VS-26-0445. Vacate and abandon a portion of right-of-way being Koval Lane located between Tropicana Avenue and Tompkins Avenue within Paradise.
- [Item] 48 is UC-26-0444. Use permit for long term/short term lodging. Waivers of development standards for the following: 1) reduce street landscaping; 2) reduce and eliminate buffering; 3) modify residential adjacency standards; 4) reduce parking; 5) reduce pedestrian walkway width; 6) reduce access gate setback; 7) allow attached sidewalk; and 8) alternative driveway geometrics. Design review for a long term/short term hotel on 0.86 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Koval Lane and north of Tropicana Avenue within Paradise.

WILLIAM MCCURDY II

Welcome.

MARK MULHALL

Good morning. Mark Mulhall, 1980 Festival Plaza Drive, here on behalf of the applicant. And so, with this application, it's important to understand the location. It's just under an acre, 0.86 acres located there north of Tropicana and east of Koval Lane. There are existing buildings on the site. There are weekly rentals in this portion of the Koval Lane corridor. And so, with this small site, you heard the list of waivers that come along with it. So, there are unique things related to this redevelopment and infill in this area. First, I'll touch on the zone change. We are requesting a conforming zone change to CR. As you can see, being just off the Strip corridor, that is what dominates the area. It conforms to the entertainment mixed-use land use designation. And as such, staff is recommending approval, which we appreciate.

Additionally, the applicant is a fourth-generation real estate group that really focuses on revitalization. So, they want to come into this area and rehab the existing buildings that are on the site, which is listed here as building B and building C, for hotel use. The other buildings will be demolished to make way for building A, for lobby and amenities. On the site, we do have access from Koval Lane. With that, we did have a waiver related to reducing the width of the Koval Lane driveway. We have worked with public works and stakeholders related to Koval Lane, so we are withdrawing without prejudice that waiver 8A so that we will conform to RTC (Reginal Transportation Commission) standard drawings and that driveway will conform to those. Again, as mentioned, many of the waivers are related to the site constraints and that's evident within the staff report. And then some of the waivers as well are related to residential adjacency standards. But these sites largely operate as weekly, daily rentals, more transient lodging, which is akin to this, rather than the zoning designation that overlays those. So, with that, happy to answer any questions. We are excited for this project. Thank you.

WILLIAM MCCURDY II
Thank you. This is a public hearing. Anyone wishing to come forward at this time? Seeing no one, we'll close the public hearing and turn it over to Commissioner Gibson.

JIM GIBSON
Thank you. Mr. Papazian, did you have anything related to the alternative driveway geometrics or any of the other items here?

ANTONIO PAPAZIAN
Nope. They work with us, Commissioner, and we appreciate them working with us. I did want to point out the attached sidewalk on Deckow, the frontage is not large enough to do a detached sidewalk. So even though we're not supporting it, there's no way that they can meet that detached sidewalk requirement.

MOTION

JIM GIBSON
So, as it turns out, this is an area where we really have hoped over considerable time that we get some redevelopment. And finally, we have some. And when we talk about daily weeklies, my expectation, I think that the expectation of the proposer is that this will not be our typical standard daily weekly. This will work in conjunction with the Resort Corridor in a mutually helpful way. I'm anxious to see the development come forward. With that, I move approval of these items, which approval would include the withdrawal of waiver 8A. So that would be, I think, really subject to the if approved conditions.

MICHAEL NAFT
There is a motion on Items 46 through 48. Please cast your vote.

VOTE

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

MICHAEL NAFT
The motion passes.

MARK MULHALL
All right. Thank you very much.

JIM GIBSON
Thank you.

47. VS-26-0445-S4A004, LLC:
VACATE AND ABANDON a portion of right-of-way being Koval Lane located between Tropicana Avenue and Tompkins Avenue within Paradise (description on file). JG/rk/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 46 AND 48).

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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Koval Lane improvement project;
- 90 days to record said separate document for the Koval Lane improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

48. UC-26-0444-S4A004, LLC:

USE PERMIT for long term/short term lodging.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce and eliminate buffering; 3) modify residential adjacency standards; 4) reduce parking; 5) reduce pedestrian walkway width; 6) reduce access gate setback; 7) allow attached sidewalk; and 8) alternative driveway geometrics.

DESIGN REVIEW for a long term/short term hotel on 0.86 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Koval Lane and north of Tropicana Avenue within Paradise. JG/rk/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 46 AND 47).

WAIVER OF DEVELOPMENT STANDARDS #8A WAS WITHDRAWN.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Reconstruct driveways as commercial curb return driveways per Uniform Standard Drawings 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA);
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Koval Lane improvement project;
- 90 days to record said separate document for the Koval Lane improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- 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. The Determination of No Hazard must not be expired.
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 35 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the FAA will no longer approve remedial noise mitigation measures

for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division, Public Accommodations Plan Review Program at pa@snhd.org or (702) 759-1633 to obtain approval for the construction or remodeling of a public accommodation facility; and to submit construction plans with all schedules to pa@snhd.org at least 30 days prior to beginning construction.

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 #0045-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SEC. 6. APPEALS

49. WC-26-400059 (UC-23-0529)-MOJAVE SPRINGS REALTY, LLC:

APPEAL WAIVERS OF CONDITIONS of use permits requiring the following: 1) traffic study update and compliance; and 2) coordinate with Public Works for the installation of school zone/pedestrian flashers on Desert Inn Road in conjunction with a school and daycare on 0.64 acres in a CP (Commercial Professional) Zone. Generally located north of Desert Inn Road and east of Torrey Pines Drive within Spring Valley. JJ/rr/kh (For possible action)

ACTION: APPROVED

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 1 year to commence and review;
- The site is permitted as a daycare only until the application review, at which time the Board may consider allowing the school use;
- If the traffic study and associated requirements are completed prior to the application review, the school may operate if appropriate licenses and permits are obtained.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance required to operate a school;
- Reconstruct driveways as commercial pan driveways per Uniform Standard Driveway 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA);
- If required by the traffic study, coordinate with Public Works for the installation of school zone/pedestrian flashers on Desert Inn Road.

Clark County Water Reclamation District (CCWRD)

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

JASON ALLSWANG
Next Item is 49, WC-26-400059 (UC-23-0529). Appeal waivers of conditions of use permits requiring the following: 1) traffic study update and compliance; and 2) coordinate with Public Works for the installation of school zone/pedestrian flashers on Desert Inn Road in conjunction with a school and daycare on 0.64 acres in a CP (Commercial Professional) Zone. Generally located north of Desert Inn Road and east of Torrey Pines Drive within Spring Valley. And this item was appealed by the applicant since the Planning Commission denied the application.

MICHAEL NAFT
Welcome.

LILLIAN AGUIRE
Hi, good morning. My name is Lillian Aguire and I'm here on behalf of Bless-Ed Day Academy at 6440 West Desert Inn Road. Since the last Commissioner meeting, I have continued working in good faith to address the county's concern regarding traffic mitigation and the school zone flashing beacon condition. I have now consulted with two civil engineers and provided detailed information regarding our proposed drop-off and pickup procedures, including anticipated vehicle volume, scheduling staff supervision on site circulations, and measures intended to prevent vehicles from backing onto Desert Inn Road. I have also written correspondence from engineers and Public Works indicating that because there has been no increase in the proposed enrollment, the existing traffic study remains sufficient. My engineers have therefore encouraged me to ask whether the county would consider modifying the flasher condition rather than requiring immediate installation. We accept the county's safety objective. The question is whether immediate construction is proportionate and necessary at our present enrollment and traffic level or whether the same objective can be accomplished through phase compliance.

The engineers have explained that flasher installations may require additional surveying, utility coordination, right-of-way review, design work and potentially permanent easement depending on the power condition for a small program. The immediate cost and timing of those improvements create a significant burden. This delay has already had a meaningful financial impact on the academy and the families it has served. It has been a setback in opening and operational projections. At this time, transportation has already been part of our five-year growth plan. As the academy expands, we intend to provide organized student transportation, which should further reduce individual vehicle trips and minimize traffic congestion.

I am not asking the county to disregard the existing conditions or compromise safety. I am asking for a reasonable modification or phase compliant approach that reflects our current enrollment, actual traffic conditions, and planned transport model. We want to comply, we want to collaborate with the county, and we want to create a safe and much needed resource for families in this community. I respectfully ask the Commissioner Boards to help us identify a reasonable pathway moving forward. Thank you.

MICHAEL NAFT
Thank you very much. This will be a public hearing. If anyone's here on this item, they can come forward at this time. Seeing no one, I'll close the public hearing. Commissioner Jones.

JUSTIN JONES
Thank you Mr. Chair and thank you for enduring our long meeting today as previous meetings. I think there's been a lot of miscommunication over the course of this and I think that's unfortunate. I think what you're trying to do there benefits what we're trying to do at Department of Family Services. That said, still got to follow rules. I think you really tried to find a location that already had entitlements. It was already set up for this kind of activity. You're not trying to drop a school in the middle of an RNP, but there was conditions on that property that had not been complied with before. Can you clarify with regards to the childcare or the daycare facility, whether you're operational right now?

LILLIAN AGUIRE
So, because it's been vacant and I want to keep my families happy, I have done events with the families, social skills group, just to get the families on site, get them comfortable. And I also wanted to test trial whether — What that would look like for traffic pickup and drop-offs. And so yes, we are not in operations, but I have had families on the property to tour, to come visit just to keep that connection. And, quite frankly, just to keep that hope and to show them that we are here and we're going to continue to have a program to support them.

JUSTIN JONES
I think what you had suggested to the Planning Commission and that we had talked about was opening the daycare facility immediately and that would not require flasher. There's no requirement for flasher. So, my suggestion today is that we allow for the applicant to move forward with immediately opening the daycare facility. With regards to traffic study update, there hasn't been a — You still have to do an update, your engineer is still going to have to do an update, but given that there was previously a traffic study, it shouldn't be a significant burden on doing the update and that once that traffic study update is completed, then Public Works can review that and determine what safety measures are necessary.

I will say it's a bit frustrating as we have talked and as I've talked with our team here that for a very small school on Desert Inn, there may be a requirement for a flasher, but if it's the Las Vegas Day School, which has thousands of people going in and out of there every single day, there's not a flasher on Desert Inn or on Jones. So, I think that we have to look at what's reasonable under the circumstances and given that there is no expectation for the kids that you intend to serve with the school to be walking to or from school. What is a reasonable ask and also what is required under our statute. So, Mr. Allswang, you want to chime in on that?

JASON ALLSWANG
Yeah. Okay, so we're going to still require the traffic study or the traffic study update. One of the conditions is to waive the school flashers. If the traffic study says that flashers are needed, then she'll have to comply. Is that correct?

JUSTIN JONES
Yes.

JASON ALLSWANG
Okay. Go ahead Antonio. No, I don't want to. And then she can operate the daycare immediately and we suggested a one-year time period to commence and review. Obviously as soon as she opens the daycare, she's commenced. She'll have to come back in one year for review. At that time, the Board can evaluate the traffic study and the school flasher situation and then decide whether or not she can open up the school. However, we did discuss that if the flashers are done, if the traffic study's done and everything is completed prior to that one-year review, then we will be able to sign off on her business license for the school ahead of time.

JUSTIN JONES
Mr. Papazian.

ANTONIO PAPAZIAN
Thank you, Commissioner. Just for my clarification, just the daycare is opening right now?

JUSTIN JONES
Correct —

ANTONIO PAPAZIAN
And then if and when the school opens, they'll be back in front of the Board for that approval?

JUSTIN JONES
Or she does what's required (inaudible) —

ANTONIO PAPAZIAN
Okay. Gotcha. Thank you.

MOTION

JUSTIN JONES
All right. That's a motion.

MICHAEL NAFT
There is a motion. Please cast your vote.

ANTONIO PAPAZIAN
Sorry, one more. Can I add one question? It's going to help her. Sorry. One of our conditions calls out the wrong standard drawing. We're asking her to construct a commercial curb return driveway. I don't think she's got the room to construct a commercial curb return driveway. So, if I can delete and add a condition, I would like to delete again because it calls out standard drawing 224. 224 is a commercial pan driveway. So, I'd like to delete reconstruct driveways as a commercial curb return driveway per the Uniform Standard 224, provide a 5-foot-wide concrete sidewalk behind the existing driveway for compliance with ADA (Americans with Disabilities Act) and I'd like to add reconstruct driveway as commercial pan driveway per Uniform Standard 224 or provide a 5-foot-wide concrete sidewalk behind the existing driveway for compliance with ADA.

JUSTIN JONES
I was just correcting the note in the —

MICHAEL NAFT
Okay, in the nick of time, that motion I'm sure reflects those comments and you can post the vote.

VOTE

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

MICHAEL NAFT
The motion passes.

LILLIAN AGUIRE
Thank you very much.

MICHAEL NAFT
Thank you.

50. UC-26-0303-VISIBLE NOISE, LLC:
APPEAL USE PERMIT for a proposed recreational or entertainment facility within an existing office/warehouse complex on a portion of 5.31 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/rp/cv (For possible action)

ACTION: APPROVED

CONDITIONS OF APPROVAL –
Comprehensive Planning
- 1 year to commence and review;
- Use is limited to Units 110 and 135 only;
- Maximum of 100 occupants for any event;
- Maximum of 4 events per month;
- Hours of operation for any event are limited to 9:00 a.m. to 9:00 p.m.;
- Sound mitigating and sound proofing with the interior remodel/construction;
- No on-site attendee parking is permitted during event operations;
- Attendees shall be transported to and from the property via a shuttle service;
- The applicant/facility shall provide and coordinate all off-site transportation for attendees with copies of paid invoices provided to the Commissioner's office;
- Loitering on or around the exterior of the property is prohibited;
- Attendees are admitted only during scheduled events and must remain within the facility's designated interior areas;
- Re-entry is not permitted during events. Once a guest exits the facility, re-admission is not allowed.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

JASON ALLSWANG
Next Item is 50, UC-26-0303. Appeal use permit for a proposed recreational or entertainment facility within an existing office/warehouse complex on a portion of 5.31 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley.

I do want to clarify that the staff report in your agenda indicates that the Planning Commission denied this item. The Planning Commission approved the item subject to a list of conditions, and then we received an appeal from an aggrieved person who disagrees with the Planning Commission decision.

MICHAEL NAFT
Very good. Hello.

DIONICIO GORDILLO
Good morning, Chair, Commissioners. Dionicio Gordillo, 204 Bell Isle Court, Henderson, Nevada 89012 here on behalf of the applicant for Item 50. I'm going to keep my comments brief, but I do want to get a couple things on record, kind of encapsulates everything that we've done throughout this whole process just so that it's understood what we are proposing, what conditions we're agreeing to and what we're not proposing. If you look at the overhead, which is the map that you have in your agenda packet, we are located within what is commonly referred to as Tenaya Lofts. A number of lofts there that are existing and under construction. It's on the west side of Tenaya, 300 feet north of Sunset Road. Our property, the suites that are under this request are highlighted there in pink, if you can kind of see that. Zoom in. I'll give you a larger exhibit here in a second.

The property is zoned IP, it's Industrial Zoning. The applicant, which owns these two suites, not a lease, they're not leasing, he's actually owner of the two suites. And it's centrally located within Tenaya Lofts, which is pretty much insulated from all the other perimeter boundaries of the property. Here is the larger exhibit, if I can point that out. Again, our two suites are located suites 110, suites 135, central building. We've got some 6-unit lofts that are under construction now on the north. These 4 units will be under construction here in the next couple weeks. So again, we're fairly insulated from the perimeter of the development. But what you have before you today is a special use permit for a small-scale competitive computer gaming facility where participants basically sit at a desk or a table with a personal computer in front of them and compete against each other.

That means that the interior space is basically going to be computer gaming stations, some video content rooms, and limited gaming spectator viewer areas. There will be no exterior construction alterations or added signage of any kind. All improvements are strictly interior to ensure that, of course, the appearance and the impact on the adjacent properties is unaffected or unchanged. The facility is not open to the general public, and no walk-in access is permitted. All events are pre-planned, ticketed, and/or invitation only, and managed by trained event operation staff. As is reflected in the staff report, we believe that this project will not have any impact on any adjacent properties, including the units in Tenaya Lofts. Again, the suites, the two suites are fully insulated from everything else. The request is only for interior improvements. The site has ample parking. If you look at your staff report, we are more than adequately parked for our use in the existing complex as well.

But notwithstanding that, one of the conditions that I'll read here in a few is that we will have a coordinated off-site transportation plan for attendees via shuttle service. And I would submit to you in terms of what we're proposing, that our use is substantially less intense than a permitted use in that IP zoning district. Staff has recommended approval. We appreciate that in working with them over the last

five months or so, four months. Spring Valley Town Board unanimously approved the request as well, subject to a list of conditions that they took from our original justification letter. Planning Commission unanimously approved the request as well with conditions.

And then finally, I'd like to just end with a simple statement that the property owner that bought these, he is part of the neighborhood. He's part of this community. He's not a lessee, he's not a fly-by-night. He's working on some larger issues in terms of a community initiative related to this use. So, he wants to see just as much as anyone else that this neighborhood stays stable the way it is now, that there are no impacts associated with the use, and that it is controlled and compliant with Clark County regulations at all times. So, with that, we would respectfully request your approval subject to, if you can, give me just one sec.

Staff should have a copy of these conditions. Now these conditions have been circulating for, I don't know, maybe a couple months. They were part of our file, our initial submittal, but in the file, they're called out as operational controls. What we've done is we've shortened those, we've condensed them. This is the final iteration of conditions, and if I may, I'd like to read them into the record and I know even though staff has it, I'd like to read them in. And again, we can discuss these conditions if that's what it comes down to. We're amenable to anything, but these are the conditions as we've proposed them. One year review as a public hearing. Use is limited to the two suites there, which are 110 and 135, maximum of 150 —

MICHAEL NAFT
Dionicio, just in the interest of time, since you put them up on the screen, you can leave them up there because I'm going to change some of these, I suspect.

DIONICIO GORDILLO
Sure.

MICHAEL NAFT
So, I won't make you run through them since some of them might be changed.

DIONICIO GORDILLO
Yeah, that's fine. Maximum of six events per month.

MICHAEL NAFT
No, I'm saying you don't have to run through them.

DIONICIO GORDILLO
Oh, so you want to —

MICHAEL NAFT
Yep. Just leave them up —

DIONICIO GORDILLO
You can read them from there? Okay.

MICHAEL NAFT
Thank you.

DIONICIO GORDILLO
Fantastic.

MICHAEL NAFT
Anything else?

DIONICIO GORDILLO
That should do it. That completes my presentation.

MICHAEL NAFT
Okay. In that case, I'll go ahead and open this up for the public hearing. As a reminder, this is here to us on an appeal. If you want to probably remove the conditions so that we can have the map. Thank you. Good morning.

WHITNEY HORKY
My name is Whitney Horky. I live at 6329 Arcade Fire Street in the neighboring neighborhood. I'm here asking you to approve this appeal and deny the special use permit for visible noise because I do not believe it meets the standards required under Clark County Title 30. The application describes loft work as an office warehouse complex, but it is a live where you can work community where people reside. Title 30 requires the intensity, scale and operations of proposed use to be harmonious with and compatible with the surrounding development and not create an undue adverse effect on adjacent properties, neighborhood character, traffic, parking, or the general welfare. No matter the good intentions of the applicant and their willingness to accept conditions, the fundamental question is whether the use is compatible with this location. The applicant was also unable to answer many questions during the Town [Advisory] Board (TAB) meeting, including whether they intend to sell or serve alcohol as their sister property does on the Strip.

The 11 proposed conditions themselves highlight the compatibility problem when conditions are needed to control occupancy, event frequency, hours, noise, parking, transportation, crowd control, loitering, and guest conduct. That raises a serious question about whether this use is appropriate for the location in the first place. After one year, the residents will be expected to come back and address whether these conditions were followed. That places an unreasonable burden on the residents to monitor, document, and report problems while potentially having to live with these impacts for an entire year before their voices can be heard again. Our neighborhood has already been through a similar process with a nearby recreational facility that was denied their special use permit and continued to operate. These residents have spent countless hours documenting reporting the activity with little meaningful enforcement. We should not again be asked to take on that burden again. Conditions should not be used to make an otherwise incompatible use fit a location at the expense of nearby residences. For these reasons, I respectfully ask you to approve the appeal and deny the special use permit.

MICHAEL NAFT
Thank you, Ms. Horky. Anyone else wishing to speak on this item, please come forward. Seeing no one, I will close the public hearing. That was a good question. They can't by right serve alcohol, can they?

ROBERT WARHOLA
No, they cannot. They'd have to get a license.

MICHAEL NAFT
Okay. Just to answer that question, you can't by right serve alcohol—

DIONICIO GORDILLO
That's what I did answer at the TAB, actually. That was not part of our request. Alcohol consumption, on-premise consumption of alcohol is not part of our use permit request.

MICHAEL NAFT
Okay, good. Good question. Okay, Ms. Horky, everything you said is accurate. The burden of enforcement has fallen too hard on other applications on the community. And what I've tried to do here, and we talked about in previous applications, is that sometimes the reality is a denial doesn't give us a lot of teeth. So, I am going to try here to approve something that gives us a lot of teeth. And in response to your comments, puts the burden on, frankly me, but the county to enforce. So, the one-year review as a public hearing is going to be from today. The applicant has suggested it will probably take them between five and six months to get up and running. So that means it won't be a year of activity before the community has an opportunity to weigh in. It'll be more like six or seven months. That's understood?

DIONICIO GORDILLO
It is, but if I can add one more thing, and I put this on record, that if we need to, the applicant has agreed that we can always add an additional year review as well after that. If there are —

MICHAEL NAFT
Yeah, very well might be the case.

DIONICIO GORDILLO
Other issues that we might have to address as well.

MICHAEL NAFT
He doesn't have to agree to that though. I can just impose it.

DIONICIO GORDILLO
I know. Right.

MICHAEL NAFT
The applicant has suggested the use is limited to 110 and 135, so that will be a condition of approval. The applicant has offered a condition of a maximum of 150 occupants for any event. I'm going to cut that back to 100. The applicant has suggested as a condition a maximum of six events. I'm going to take that back to four. And for the audience, the reason I'm going to do that is because I think it is much more manageable from county [Code] enforcement to enforce four events versus six events a month. I think that'll give us an ability to do that. And to give us even more of an ability to do that, the applicant is going to submit to my office the dates of the events in a minimum of one week in advance of the event. So, we will be put on notice. We are also going to expect that since a condition of the approval is that shuttle services be provided and mandated, copies of the invoices for shuttle services are going to be submitted to my office so we can verify that that is happening. The hours of operation will be limited from 9 a.m. to 9 p.m. Sound mitigation and soundproofing with the interior remodel construction will be required. And I believe, is it inaccurate that you've already worked with the Building Department on that?

DIONICIO GORDILLO
Yes. I mean, we're basically just at this point in time waiting for your consideration of this item before we can move forward with actually securing the permit, but those are already called out on the plans.

MICHAEL NAFT
Okay. And then two additional conditions of approval would be the loitering in or around the exterior of the building will be prohibited. Attendees are admitted only during scheduled events and must remain within the facility's designated interior areas. And lastly, re-entry is not permitted during events. Once a guest exits the facility, readmission is not permitted. Are there any questions from staff?

JASON ALLSWANG
No, I'm good.

MICHAEL NAFT
Any questions from the applicant?

DIONICIO GORDILLO
We agree to everything that we've discussed tonight.

MOTION

MICHAEL NAFT
Okay. Seeing no questions from the Board, my motion is inclusive of those conditions read into the record. Please cast your vote.

VOTE

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

MICHAEL NAFT
The motion passes.

DIONICIO GORDILLO
Thank you, Commissioners. Appreciate it.

SEC. 7. AGENDA ITEM

51. AG-26-900614: Discuss standards for fences and walls within the Neighborhood Protection (Rural Neighborhood Preservation) Overlay, and direct staff accordingly. (For possible action)

ACTION: STAFF DIRECTED.

JASON ALLSWANG
Next Item is 51, AG-26-900614. Discuss standards for fences and walls within the Neighborhood Protection (Rural Neighborhood Preservation) Overlay, and direct staff accordingly. If you recall, in October 2025, the Board discussed and adopted an ordinance to amend Title 30 to allow some waivers for walls within the side property lines in front yards in the RNP Overlay. Commissioner Becker has

requested that we bring this item before you to discuss whether or not additional waivers might be allowed to those standards.

MICHAEL NAFT
Thank you. Commissioner Becker.

APRIL BECKER
Yeah, it's just been an issue a couple of times in my district because changing the wall height, it's currently prohibited, and I would just like it to be not permissible so that we do have some discretion in certain situations. The end result is going to be the same. I'm going to find a way to do it, but it's sometimes more complicated. Like, we had an issue last meeting that parcels had to be taken out of the RNP because the development had already been half completed before Title 30 was done. So, we wanted the new homes to at least match what was already there. So, they had to be removed, and nobody wanted them to be removed, but that's what had to happen because it's prohibited to make the walls match. So, I just thought it was something that we could consider changing that language to not permissible so that the Board has discretion in certain odd situations that we can make our districts look more compatible with what's already existing.

MICHAEL NAFT
Thank you. Happy to open up discussion from my perspective. I think not every RNP is the same as every other RNP, and so giving Board discretion I think makes some sense in this case and I'm happy to support it.

MARILYN K. KIRKPATRICK
I do think we should tell the RAAC (Rural Alliance Advisory Committee) Committee too as well if that's the direction that we're going so that they don't see it and not know what's going on. So, I think we should have it on the next RAAC committee if that's a direction. I'm not opposed, but I don't want it to become the development standard because when we put waivers in, they try to ask for a waiver every time. So, in District B, we like the tiered fence. We like some other options.

MICHAEL NAFT
Very good. You need anything further for direction?

JASON ALLSWANG
Nope. Direction received. Thank you.

MICHAEL NAFT
Great. Thank you. Thanks for bringing it.

SEC. 8. INTRODUCTION OF ORDINANCES

52. ORD-25-901039: Introduce an ordinance to consider adoption of a Development Agreement with SCW Diamond LLC for a vehicle wash on 1.30 acres, generally located south of Wigwam Avenue and east of Arville Street within Enterprise Planning Area. JJ/tpd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, SEPTEMBER 16, 2026, AT 9 A.M. (BILL 9-2-26-1).

JASON ALLSWANG
And then Items 52 and 53 are ordinances for introduction.

- [Item] 52 is ORD 25-900. Sorry, 901039. Introduce an ordinance to consider adoption of a Development Agreement with SCW Diamond LLC for a vehicle wash on 1.30 acres, generally located south of Wigwam Avenue and east of Arville Street within Enterprise Planning Area.
- [Item] 53 is ORD-26-900588. Introduce an ordinance to adopt the Development Agreement with Grand Flamingo Capital Management LLC for a restaurant on 0.82 acres, generally located west of Rainbow Boulevard and south of Gray Avenue within Enterprise. Staff recommends you introduce the ordinance and set the public hearing for September 16, 2026.

MICHAEL NAFT
I'll introduce the ordinance and set the public hearings for September 16, 2026.

JASON ALLSWANG
Thank you and that concludes our agenda.

53. ORD-26-900588: Introduce an ordinance to adopt the Development Agreement with Grand Flamingo Capital Management LLC for a restaurant on 0.82 acres, generally located west of Rainbow Boulevard and south of Gray Avenue within Enterprise. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, SEPTEMBER 16, 2026, AT 9 A.M. (BILL 9-2-26-2).

PUBLIC COMMENTS

MICHAEL NAFT
This is the final time set aside for public comment. Anyone wishing to speak, please come forward. Seeing no one, I will close the public hearing, adjourn today's meeting, and the Board will enter into a closed door session. Thank you.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 11:39 a.m., the meeting was adjourned.

PLEASE NOTE: THE COUNTY CLERK KEEPS THE OFFICIAL RECORD OF ALL PROCEEDINGS OF THE COUNTY COMMISSION, THE CCWRD BOARD OF TRUSTEES, THE UMC HOSPITAL BOARD OF TRUSTEES, THE CLARK COUNTY LIQUOR AND GAMING LICENSING BOARD, AND THE CLARK COUNTY REDEVELOPMENT AGENCY. TO OBTAIN A COMPLETE AND ACCURATE RECORD OF ALL PROCEEDINGS, ANY PHOTOGRAPH, MAP, CHART, OR ANY OTHER DOCUMENT USED IN ANY PRESENTATION TO THE BOARD/TRUSTEES, REQUESTS SHOULD BE SUBMITTED TO THE COUNTY CLERK.

TO REFERENCE AGENDA ITEM ATTACHMENTS ONLINE: REFER TO THE MEETING LINK BELOW, SELECT THE ITEM (FILE # COLUMN), AND CLICK THE LINK FOR THE DESIRED ATTACHMENT.

ONLINE MEETING LINK

APPROVED: Michael Naft (Oct 8, 2026 10:49:42 PDT)

MICHAEL NAFT, CHAIR

ATTEST:

LYNN MARIE GOYA, CLARK COUNTY CLERK

Zoning Approved Minutes 9/2/2026

Final Audit Report 2026-10-08

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