

Board of County Commissioners

CLARK COUNTY, NEVADA

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COMMISSION CHAMBERS, GOVERNMENT CENTER
500 SOUTH GRAND CENTRAL PARKWAY
LAS VEGAS, NEVADA 89106
TUESDAY, FEBRUARY 16, 2022

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Wednesday, the 16th day of February 2022 at the hour of 9:00 a.m. The meeting was called to order at 9:01 a.m. by Chair Gibson and on roll call, the following members were present, constituting all the members:

CALL TO ORDER

CHAIR AND COMMISSIONERS:

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

Absent:

None

Also Present:

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

ITEM NO. 1 Public Comment

JIM GIBSON

Good morning, welcome to our meeting. This is the time set for the zoning meeting. If the meeting will come to order. The first item of business is public comment. We'd invite anyone who wishes to make a comment on any specific – um - agenda item to please come forward, tell us what item you're commenting upon and state your name, spell your last name, and please – uh - keep your comments to three minutes. Appears there is no one. The – uh - second item, the approval of the - the agenda, Miss Amundsen.

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

NANCY AMUNDSEN

The second item is the approval of the agenda. After considering any additions or deletions of items, staff has the following request: withdraw without prejudice Item Twenty-Nine UC-21-0645, hold to the March Second, Twenty Twenty-Two BCC meeting, Item Thirty-Two VS-21-0684, Item Thirty-Three WS-21-0683, Item Thirty-Four TM-21-500192, Item Thirty-Five WC-21-400180 (WS-0674-14), Item Thirty-Six UC-21-0655, and Item Thirty-Seven DR-21-0708. Hold to the March Sixteenth, Twenty Twenty-Two BCC meeting Item Five ET-21-400166 (ZC-18-0659).

The above public hearing items are going to be open as a public hearing and immediately recessed – uh - until the date previously stated. With these deletions which are Items Five, Twenty-Nine, Thirty-Two, Thirty-Three, Thirty-Four, Thirty-Five, Thirty-Six, and Thirty-Seven, the agenda stands ready for your approval.

GIBSON

Thank you. Are there any other additions or changes to this agenda? There being none, we'll entertain a motion.

JUSTIN JONES

Motion to approve the agenda with the stated changes.

GIBSON

There's a motion by Commissioner Jones to approve the agenda with the changes that are been - have been stated on the record. Please cast your votes. The motion carries.

ACTION:

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

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

AMUNDSEN

For the audience's information, PA-22-700001 was erroneously advertised in the Review Journal as being on this agenda, however,

AMUNDSEN this item is scheduled to be heard at the March Sixteenth, Twenty Twenty-Two BCC meeting. The third item on the agenda is the approval of minutes. The minutes of the January Nineteenth, Twenty Twenty-Two zoning meeting are ready for your approval.

JONES Motion approved (unintelligible).

GIBSON There's a motion to approve. Any discussion? Please cast your votes. Motion carries.

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

ROUTINE ACTION ITEMS (4-20):

AMUNDSEN Okay. Next are the routine action items which consists of Items Four through Twenty-Eight except items that have previously been deleted. These items may be considered together in one motion and are subject to conditions listed with each agenda item. If there are no objections, the public hearing is now open and the routine action portion of the agenda stands ready for your approval.

GIBSON Good morning.

PAUL KENNER Good morning. Paul Kenner, Ninety-Seven Forty-One Pennfall Street. I - I would like to pull – uh – uh - Items Fourteen, Fifteen, and Sixteen for consideration.

GIBSON Okay. Thank you, we'll do that.

KENNER Thank you.

MICHAEL NAFT Mister Chairman, a comment on Item Twenty-Two. I'd like to ask staff – uh - to review the cumulative effects – uh - to ensure appropriate mitigation – um - on subsequent applications.

AMUNDSEN Okay. Yes we will.

GIBSON All right. With - with all of that - the consent agenda is ready for – um - a motion.

JONES Move to approve the consent agenda -

GIBSON Any discuss - any discussion on the motion to approve the consent agenda with the changes noted? Please cast your votes. Motion carries.

ACTION: It was moved by Commissioner Justin Jones and carried by unanimous vote that the consent agenda be approved.

ITEM NO. 4 DR-21-0448-HAYES TRUST & HAYES, CHARLES BRADFORD JR & CHRISTY LYNN TRS:

DESIGN REVIEW for finished grade in conjunction with a proposed single family residence on 2.7 acres in an R-U (Rural Open Land) Zone within the Red Rock Design Overlay District. Generally located on the east side of Calico Drive, 323 feet north of Heyer Way within Red Rock. JJ/jad/jo (For possible action):

ACTION: It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved.

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that approval of this application does not constitute approval of the single family residence; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

ITEM NO. 5 ET-21-400166 (ZC-18-0659)-BOYD CORPORATE CAMPUS, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increase the height of outdoor lighting affixed to buildings; 2) permit roofline without articulation on the facade; 3) increase retaining wall height; 4) increase building heights; and 5) allow modified commercial driveway geometrics.

DESIGN REVIEWS for the following: 1) proposed office buildings with lighting; 2) alternative parking lot landscaping; and 3) finished grade for an office complex on 10.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive and the north side of Sunset Road within Spring Valley (description on file). MN/jor/jo (For possible action):

ACTION: Deleted from the agenda (held to March 16, 2022 per the

applicant).

ITEM NO. 6 ET-21-400188 (UC-19-0794)-DOLLAR SELF STORAGE 22, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) convenience store; and 2) gasoline station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from a convenience store to a residential use; 2) allow an attached sidewalk; and 3) alternative driveway geometrics.

DESIGN REVIEW for a convenience store and gasoline station on a 0.9 acre portion of 5.0 acres in a C1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/jor/jo (For possible action):

ACTION:

It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved.

CONDITIONS OF APPROVAL -

Current Planning

- Until May 2, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

ITEM NO. 7 UC-21-0734-LEWIS, LOU JEANNE CR SHELTER TR OF LEWIS P & L J TR:

USE PERMITS for the following: 1) recreational facility; and 2) live entertainment on 509.0 acres in an R-A (Residential Agricultural) Zone. Generally located on the east, west, and south sides of Lewis Ranch Road, 1,900 feet south of I-15 within Moapa. MK/jor/jo (For possible action):

ACTION:

It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved.

CONDITIONS OF APPROVAL -

Current Planning

- This application will expire if the use is discontinued for more than 3 years;
- Hours of operation 12:00 p.m. to 11:00 p.m. daily.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to 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; that permits may be required for this facility and to contact Fire Prevention for further information and a meeting at khoyt@clarkcountynv.gov; and 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 within the proposed development and none are planned within the next 5 years.

ITEM NO. 8 UC-21-0737-USA:

AMENDED USE PERMITS for the following: 1) project of regional significance; 2) 150 megawatt alternating current electric generating station (solar photovoltaic facility) and all ancillary structures; 3) increase the height of utility structures; 4) overhead transmission line corridor; 5) waive landscaping and buffering; 6) waive trash enclosure; 7) waive on-site paving requirements; 8) waive off-site improvements (no longer needed); and 9) eliminate noise requirements.

DESIGN REVIEWS for the following: 1) electric generating station (solar photovoltaic facility); 2) public utility structures; 3) electrical substation; 4) 250 kV substation; 5) office and maintenance buildings; and 6) laydown yard including construction activities on approximately 746.0 acres in an R-U (Rural Open Land) Zone. Generally located on the north side of US Highway 93, 3 miles west of I-15 within the Northeast County Planning Area. MK/sd/jo (For possible action):

ACTION:

It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved.

CONDITIONS OF APPROVAL -

Current Planning

- 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;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County or provide evidence of an agreement with the Bureau of Land Management which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County or the Bureau of Land Management, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence

within 2 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage studies

ITEM NO. 9 UC-21-0751-RREEF CPIF 6550 TROPICAL PARKWAY, LLC:

USE PERMIT for a distribution center.

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

DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on 18.4 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the north side of Tropical Parkway and the east side of Shatz Street within Sunrise Manor. MK/jvm/ja (For possible action):

ACTION:

It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved.

CONDITIONS OF APPROVAL -

Current Planning

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and Surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0285-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 10 UC-21-0753-COUNTY OF CLARK (ADMINISTRATIVE):

USE PERMITS for the following 1) electric generating station (solar photovoltaic facility); 2) electrical substation; 3) overhead power transmission line; 4) increase the height of utility structures; 5) public utility structures with all accessory structures; 6) waive landscaping and screening requirements; 7) eliminate trash enclosure; and 8) allow signage in conjunction with the electric generating station and electrical substation.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) off-site improvements (curb, gutter, sidewalk, streetlights, and paving); and 2) dedication of right-of-way.

DESIGN REVIEWS for the following: 1) electric generating station (solar photovoltaic facility) 2) electrical substation; 3) overhead power transmission line; 4) maintenance and operations building; 5) public utility structures with all accessory/ancillary structures and uses; 6) preliminary grading for a hillside development (slopes greater than 12%); and 7) finished grade on 10,846 acres in an R-U (Rural Open Land) Zone, an M-D (Designed Manufacturing) Zone, an M-2 (Industrial) Zone, and a P-F (Public Facility) Zone. Generally located on the west side of Casino Drive and Needles Highway, 1.3 miles west of Casino Drive within Laughlin. MN/md/ja (For possible action):

ACTION:

It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved.

CONDITIONS OF APPROVAL -

Current Planning

- 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;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County or provide evidence of an agreement with the Bureau of Land Management which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County or the Bureau of Land Management, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a final grading plan must be reviewed and approved by the Board of County Commissioners prior to the commencement of grading on the project site; the installation and use of cooling systems that consumptively use water will be prohibited; compliance with all air quality rules and regulations required by the Department of Environment and Sustainability; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW-21-11008;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;

- Road alignments shown on the Transportation Element must be dedicated at the widths shown on the Element;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review Division;
- Applicant acknowledges that right-of-way dedications may be required in the future if the use changes;
- Utility pole locations must comply with Subsection 30.52.060(b)(2) of County Code.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

ITEM NO. 11 S-21-0740-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS: VACATE AND ABANDON easements of interest to Clark County located between Rosada Way and La Madre Way, and between El Capitan Way and Campbell Road within Lone Mountain (description on file). RM/jt/ja (For possible action):

ACTION: It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved.

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include the spandrel at the northeast corner of the site;
- Applicant shall coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for Kevin Way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

ITEM NO. 12 DR-21-0739-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS: DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 3.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Rosada Way, the west side of Kevin Way, and the north side of La Madre Way within Lone Mountain. RM/jt/ja (For possible action):

ACTION: It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved.

CONDITIONS OF APPROVAL -

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that tree types must comply with the SNWA/SNRPC Regional Plant List; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include the spandrel at the northeast corner of the site;
- Applicant shall coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for Kevin Way;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.

ITEM NO. 13 TM-21-500211-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS: TENTATIVE MAP consisting of 6 single family residential lots on 3.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Rosada Way, the west side of Kevin Way, and the north side of La Madre Way within Lone Mountain. RM/jt/ja (For possible action):

ACTION: It was moved by Commissioner Justin Jones and carried by

unanimous vote that the application be approved.

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include the spandrel at the northeast corner of the site;
- Applicant shall coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for Kevin Way;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.

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, 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.

ITEM NO. 14 WC-21-400185 (ZC-0659-17)-HORIZON WEST HOMES, LLC:

WAIVER OF CONDITIONS of a zone change requiring per revised plans dated 10/17/17 in conjunction with a single-family residential development on 1.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Gomer Road, 620 feet east of Fort Apache Road within Enterprise. JJ/jad/ja (For possible action)

AMUNDSEN

Next are Items Fourteen, Fifteen, and Sixteen which can be heard together. Item Fourteen WC-21-400185 (ZC-659-17), waiver of conditions of a zone change requiring - per revised plans dated Ten Seventeen Seventeen in conjunction with the single-family residential development on one point one acres in an R-2 medium density residential zone. Item Fifteen WS-21-0729, waiver of development standards to reduce street with design reviews for the following: finished grade, hammerhead street design, single family residential development on one point one acres in an R-2 medium density residential zone. And Item Sixteen TM-21-500208 tentative map consisting of eight single family residential lots and common lots on one point one acres in an R-2 medium density residential

AMUNDSEN zone. Generally located on the south side of Gomer Road, six-hundred and twenty feet east of Fort Apache Road within Enterprise.

GIBSON Thank you. On behalf of the applicant, would you please state your name?

THOMAS HELLUMS Good morning, Commissioners. Thomas Hellums, Seventy-Three Ten Smoke Ranch Road on behalf of the applicant.

GIBSON Thank you.

HELLUMS This – uh - this request for this – uh - simple eight lot subdivision course has – uh - been approved by staff – uh - recommended for approval by staff. Unanimous approval by the Town Board, so we request your approval this morning. Thank you. And we'd - and we'd be happy to answer any questions – uh - Commissioners.

GIBSON So does that complete your presentation on the item?

HELLUMS Yes, sir.

GIBSON Thank you. This – uh - is a public hearing which is now open. Is there anyone who wishes to offer testimony on this item? Please state your name.

GIBSON

KENNER My name is Paul Kenner, Ninety-Seven – uh – Forty-One Pennfall Street. Um – I - I apologize. I just was - wasn't able to attend the – uh - the Town Board hearing, I was outta town. Uh - I have been in front of this Board before about – uh - this particular development and understand – uh - you know the challenges just because of the size of it and the complexity of it even though it's - it's – uh - small in nature. I live – uh - right here and so that is my interest is I'm - I live adjacent to this development and I guess I - let me just show you – oh - What has been presented time and time again is that, you know, both projects – uh - east and west of this property are R-2 zoned. If it - if that is accurate, it's R-2 zoning but they live totally different. Where one is on the east side R-2, and the homes that – uh - are in the community that – uh - I live in are - are really an R-1 type product. They're very large - larger lots. Our lots are roughly about twice the size of what's being proposed. The drainage is - is the probably the biggest thing about this. How does this site work? It - it's hard for it to - to drain – uh - into Gomer. It needs to probably drain – uh - to the southeast – uh – to - to make it work. They've requested a waiver for - for grading to increase the height, but that - that is complexing to me – uh - just because of the fact

KENNER

that the site, the - if you drain to the southeast, it - it's three feet. Their site is three feet above where they're draining to and now they're increasing it, they're proposing to increase it. And so it's, to me, it's self-inflicted. They - there's a better design to accommodate our - our homes and - uh - and this development.

I'm willing to work with these - this applicant - uh - I thi - you know, there's a concern because there is a unique type B drainage along that side. Um - and - uh - and so I feel like, you know, my request would be to - to hold this for two weeks to have a conversation with staff. Lane Weber's been brought up before about drainage and - and having a conversation making sure that their private drainage easement can - uh - also be placed within inside the - uh - the setbacks of these homes because there have minimum setbacks of fourteen - of fifteen feet and there's private drainage easement within it. And so - uh - my request would be to hold this so we can work with them. And - and partly what I feel is - was - is not an unreasonable request - is this is adjacent to the Mountains Edge - uh - development and I think to request that they have architectural compliance with, you know, so that if they wanna be like kind have, you know, I feel architecturally I'm worried about the rear elevations 'cause they have a - a common setback for every one of the homes they're proposing; same setback. So I feel, you know, it's just to have them - uh - comply with the Mountains Edge architectural design guidelines is not unreasonable, it's was done with Lennar just down the road. And so those two requests.

GIBSON

Thank you, sir. Is there anyone else who wishes to speak on this item? There being no one, then the public hearing is closed.
Commissioner Jones.

JONES

Thank you, Mister Chair. Uh - I forgot if the applicant addressed the drainage concerns that were - uh - raised by Mister Kenner and I did - uh - did speak to Mister Kenner previously.

HELLUMS

We happen to have a cross section of that very thing. Um - Paul's house, who just spoke, is - uh - this one right here - if you can see. And then - uh - the homes to the west sit at a higher elevation. So we are a balance between the two elevations. We're right in the middle - um - with the finished floors. Uh - to come down lower would - uh - make - uh - it'd make it in-proportional to the existing homes that are to the east and to the west. Uh - now that is not really the main reason, I just wanted to point that out. Also that two feet is, if you notice, the existing slope of the land slopes all the way to his screen wall and so there's a low point. We have to - That's that two feet. So the whole site isn't being raised to two feet,

HELLUMS it's just that low point at which the existing drainage all kinda goes into that corner of the -

JONES Can you just ever address the – the – uh - concern that was raised with regards to which direction the drainage is going?

HELLUMS Yeah, we're -

JONES I understand that (unintelligible) -

HELLUMS - we're getting to that next.

JONES It is going -

HELLUMS That's -

JONES - to the southeast and -

HELLUMS - that's -

JONES - not to Fort Apache.

HELLUMS Oop.

JONES Thank you.

HELLUMS Oh, okay. So if we - if we were to drain to Gomer that would – um - as Paul was saying, it - it would be opposite of the existing drainage and that would actually lift the homes higher next to his home than where they are. So maintaining that existing drainage that is there, that existing slope, and we have a one percent minimum slope draining behind the homes to that low point. And that is the reason that – that – that - that's what drives the fill that needs to go onto the areas, we just need to get that drainage to get to this – uh - forty elevation down in the corner and -

JONES So -

HELLUMS - correct.

JONES Thank you. Um – uh - Antonio if you wanna chime in.

ANTONIO PAPAZIAN Thank you Commissioner. Um – they - they are draining to the southeast. There's a - a drainage easement in the subdivision to accept those flows to the south, it's not flowing to the north. Uh - like what - what - they're correct. Our standard already allows for

PAPAZIAN three feet of fill, they're only filling five more inches and it's not along the whole site. It's just a lot - it's just along a few of the lots to make sure that that flows to the southeast.

JONES Thank you.

KENNER Well and if I can add. I – it - on my background, I'm an engineer, I've been licensed for thirty years. I - this elevation right here -

GIBSON Sir, you'll need to speak into a microphone, so -

KENNER I apologize. So this elevation right here that they're pointing out is five and a half feet above where they're draining to. So it's, you know, 'cause it was three feet, it's three feet existing, they're req - they're requesting to raise that up. It's - it can be designed to match the grade. I'm - I'm just saying they don't have to add the two and a half feet. It's actually, according to staff's report, it's a foot and a half that's allowed and - and they're requesting up to three feet. And here it's two and a ha - two and a half that they're increasing it, they have a thirteen percent rear yard within there because of this unique B type drainage. It just, to me, all I'm requesting is - is it can be designed a little bit tighter, a little bit better. So all I'm trying to do is achieve where if it matches existing, that would be the best condition that they're existing grade. But to reach this point, they're fi - with this design they're over three feet above where they're draining to. So I don't know how that's, a -

JONES Okay. Thank you, Mister Kenner. Antonio.

PAPAZIAN Thank you, Commissioner. Uh - they will have to submit a drainage study and we do not allow -

JONES Right.

PAPAZIAN - fill for the sake of filling, they do have to justify why the fill is needed.

JONES Thank you. With regards to Mountains Edge standards, I've required every development within the Mountains Edge area to – uh - adopt the Mountains Edge standards. So is that a condition you would accept?

HELLUMS Yes.

JONES Very good. I'll go ahead and move for approval of agenda Items Number Fourteen, Fifteen, and Sixteen – uh - with the additional

JONES condition – uh - that they be – uh - subject to Mountains Edge design standards and, obviously, they'll be required to submit a - a drainage study.

KIRKPATRICK May I say something?

GIBSON Yes, Commissioner Kirkpatrick.

KIRKPATRICK Yeah, thank you. Um - can I ask a question, Commissioner Jones? I just wanna be sure. So – um - when they do the drainage study, it'll come back and if - if their plans have to change to accommodate that?

PAPAZIAN If they can't - if they cannot justify the fill required for the lot, they will have to redesign their lot. So they will, when they do their drainage study, they will have to justify why the fill is needed.

KIRKPATRICK Okay. It, well, it doesn't seem like we're resolving the issue – um - as much as waiting to see what the drainage study says.

PAPAZIAN R - right. Unfortunately, the drainage study is not required prior to entitlements, so there was very little to review.

JONES Right, so that would apply to any, any development right?

PAPAZIAN Yes, sir.

JONES All right – the - per my motion this is a motion to approve agenda Items Fourteen, Fifteen, and Sixteen. Uh - if the drainage study – uh - shows that there must be a redesign then that's what the applicant will have to do.

GIBSON There's a motion on the floor for approval. Any other discussion? Please cast your votes. And the motion carries.

ACTION: It was moved by Commissioner Justin Jones and carried by the following vote that the applications for Item Nos. 14, 15, and 16 be approved, subject to staff and additional conditions:

| | |
|--------------------|---|
| VOTING AYE: | Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II |
| VOTING NAY: | Marilyn Kirkpatrick |
| ABSENT: | None |
| ABSTAIN: | None |

ITEM NO. 15 WS-21-0729-HORIZON WEST HOMES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce street width.

DESIGN REVIEWS for the following: 1) finished grade; 2) hammerhead street design; and 3) single family residential development on 1.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Gomer Road, 620 feet east of Fort Apache Road within Enterprise. JJ/jad/jo (For possible action):

ACTION:

It was moved by Commissioner Justin Jones and carried by the following vote that the applications for Item Nos. 14, 15, and 16 be approved, subject to staff and additional conditions:

VOTING AYE:

Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY:

Marilyn Kirkpatrick

ABSENT:

None

ABSTAIN:

None

CONDITIONS OF APPROVAL -

Current Planning

- Home design subject to Mountain's Edge design standards;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

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

ITEM NO. 16 TM-21-500208-HORIZON WEST HOMES, LLC:

TENTATIVE MAP consisting of 8 single family residential lots and common lots on 1.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Gomer Road, 620 feet east of Fort Apache Road within Enterprise. JJ/jad/jo (For possible action):

ACTION:

It was moved by Commissioner Justin Jones and carried by the

following vote that the applications for Item Nos. Fourteen, Fifteen, and Sixteen be approved, subject to staff and additional conditions:

| | |
|--------------------|---|
| VOTING AYE: | Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II |
| VOTING NAY: | Marilyn Kirkpatrick |
| ABSENT: | None |
| ABSTAIN: | None |

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

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

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 #0201-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 17 WS-21-0735-ROARING 20'S, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: 1) finished grade; and 2) single family residential development on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Regena Avenue and the east side of Chieftain Street within Lone Mountain. RM/jad/jo (For possible action):

| | |
|----------------|---|
| ACTION: | It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved. |
|----------------|---|

CONDITIONS OF APPROVAL -

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
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- Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Chieftain Street, 30 feet for Regena Avenue, and associated spandrels.
- Applicant is advised that offsite improvement permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.□

ITEM NO. 18 TM-21-500209-DANG HONG:

TENTATIVE MAP consisting of 9 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Regena Avenue and the east side of Chieftain Street within Lone Mountain. RM/jad/jo (For possible action):

ACTION:

It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved.

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;

- Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Chieftain Street, 30 feet for Regena Avenue, and associated spandrels.
- Applicant is advised that offsite improvement permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, 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.

ITEM NO. 19 ZC-21-0748-LH VENTURES, LLC:

ZONE CHANGE to reclassify a 5.0 acre parcel from an R-E (Rural Estates Residential) Zone to an M-D (Design Manufacturing) Zone.

DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade. Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley (description on file).

MN/sd/jo (For possible action):

ACTION:

It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved.

CONDITIONS OF APPROVAL -

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Myers Street, 30 feet for Arby Avenue, and associated spandrel.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0259-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 20 VS-21-0750-LH VENTURES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road and between Myers Street and Buffalo Drive within Spring Valley (description on file). MN/sd/jo (For possible action):

ACTION:

It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved.

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

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

ITEM NO. 21 TM-21-500213-LH VENTURES, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley. MN/sd/jo (For possible action):

ACTION:

It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved.

CONDITIONS OF APPROVAL –

Current Planning

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

Public Works - Development Review

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

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 #0259-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 22 NZC-21-0678-JEAN DEVELOPMENT WEST:

ZONE CHANGE to reclassify 143.0 acres from an R-U (Rural Open Land) Zone, a C-2 (General Commercial) Zone, an H-1 (Limited Resort and Apartment) Zone, and a P-F (Public Facility) Zone to an M-D (Designed Manufacturing) Zone for future warehouse development.

DESIGN REVIEW for a conceptual distribution center. Generally located on the north and south sides of State Route 161 (alignment) and the east and west sides of I-15 within South County (description on file). JJ/MN/jt/jo (For possible action):

ACTION: It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved.

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 3 years;
- Design review as a public hearing for final plans;
- Expunge the portion of NZC-20-0324 on the subject site.
- Applicant is advised that the resort hotel will not be able to operate in the M-D zone and the H-1 zoning and Gaming Enterprise District would need to be reestablished for any future unrestricted gaming operations; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an

extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Applicant to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;
- Plans must comply with all Regional Transportation Commission Uniform Standard Drawings and Clark County.

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, when final development proposals are submitted;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code when final development proposals are submitted;
- 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;
- Developer to thoroughly establish an existing condition analysis to determine what currently drains underneath Prison Road and the delta increase from site development, note there is an existing airport access road that connects to Prison Road and provides access to the east side of the airfield, this access road is used extensively by CCDOA for glider operations, there is an existing culvert crossing underneath the access road that crosses the wash, and the development must not negatively impact the existing CCDOA access road and culvert crossing;
- Developer to mitigate increased flows on private property so as to not impact the airfield south of Prison Road; if on-site detention is selected, then the facility must drain within 48 hours, so it is not a wildlife attractant upstream of an airport environment;
- All flood control facilities constructed by the Developer are to be located within their development site; facilities and grading are not allowed on CCDOA property;
- Discharge velocities onto CCDOA property must match existing conditions or be less, it is not acceptable for high velocities to be point concentrated on CCDOA property, note: in the existing condition, CCDOA staff has observed extensive erosion on the south side of Prison Road, on both the west and east sides of the package treatment plant, this indicates that the flow splits around the treatment plant berm;
- Need assurances from the Developer or Clark County Regional Flood Control District (RFCD) that flood control facilities will be properly maintained or repaired upstream after large storm events; especially if energy dissipation consists solely of grouted rip rap that may be washed away over time;
- As part of its proposed project and at its sole expense, Developer shall demolish the CCDOA Lot improvements on 217-14-601-002, stabilize the soil, and install 6 foot tall chain link fencing with one, 24 foot wide double swing gate in conformance with the chain link fence specification provided by CCDOA,

afterwards, Developer shall have no further use or access to the CCDOA Lot;

- CCDOA would like to work with the Developer regarding the project schedules, project needs, and conceptual plans to maintain proposed ground transportation options and preserve access to and from the SNSA as well as ensure the success of both projects;
- Design reviews, as public hearings, required on each of the buildings prior to permitting and construction commencing.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0349-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 23 PA-21-700005-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T: PLAN AMENDMENT to redesignate the existing land use category from MN (Mid-Intensity Suburban Neighborhood) to NC (Neighborhood Commercial) on 1.3 acres. Generally located on the south side of Cactus Avenue, 375 feet west of Dean Martin Drive within Enterprise. JJ/gc (For possible action):

ACTION: It was moved by Commissioner Justin Jones and carried by unanimous vote that the application be approved.

ITEM NO. 24 CP-21-900834: Authorize the Chair to sign a resolution amending the Enterprise Land Use Plan map of the Clark County Master Plan, and direct staff accordingly. (For possible action):

ACTION: It was moved by Commissioner Justin Jones and carried by unanimous vote that the resolution (No. R-2-16-22-1) be approved.

ITEM NO. 25 ORD-21-900662: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc for a single-family residential development (Cameron and Pyle) on 12.3 acres, generally located east of Cameron Street and south of Pyle Avenue within Enterprise. JJ/tk (For possible action):

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 4920) be approved.

ITEM NO. 26 ORD-21-900793: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with PN II, Inc for a single-family residential development (Chartan and Placid) on 7.4 acres, generally located south of Chartan Avenue and east of Placid Street within Enterprise. MN/tk (For possible action):

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 4921) be approved.

ITEM NO. 27 ORD-21-900795: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with PN II, Inc for a single-family residential development (Richmar and Lindell) on 20.0 acres, generally located west of Lindell Road and south of Richmar Avenue within Enterprise. JJ/tk (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 4922) be approved.

ITEM NO. 28 ORD-22-900026: Conduct a public hearing on an ordinance to consider adoption of the Fifth Amendment to the Development Agreement with Howard Hughes Properties, Inc. and The Howard Hughes Company, LLC, for an approximate 7,100 acre mixed-use master planned community, generally located between Charleston Boulevard and Warm Springs Road and east of the Red Rock Conservation Area within the boundaries of Summerlin and the Town of Spring Valley; and amending Ordinance No. 1795. JJ/sr (For possible action):

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 4923) be approved.

ITEM NO. 29 UC-21-0645-WORLD BUDDHISM ASSOCIATION HEADQUARTERS: AMENDED HOLDOVER USE PERMITS for the following: 1) permit inherently dangerous exotic animals (no longer needed); and 2) recreational facility with accessory retail sales, restaurant, and onpremises consumption of alcohol.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a use (recreational facility and exotic animals) not within a permanently enclosed building (exotic animals - no longer needed); 2) permit alternative architectural materials; 3) alternative landscaping; and 4) alternative standards for proposed temporary signs.

REVIEW for a recreational facility with inherently dangerous exotic animals consisting of a fabric structure (tent) and tiger sanctuary (inherently dangerous exotic animals and tiger sanctuary - no longer needed) on a portion of 11.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Paradise Road and the south side of Sahara Avenue within Winchester. TS/md/jo (For possible action):

ACTION: Deleted from the agenda (withdrawn without prejudice).

ITEM NO. 30 VS-21-0414-P S L V R E, LLC: HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Westwind Road and Jones Boulevard within Enterprise (description on file). MN/rk/jo (For possible action)

AMUNDSEN Next are Items Thirty and Thirty-One. Item Thirty VS-21-0414, holdover for vacate abandon easements of interest to Clark County

AMUNDSEN

located between Sunset Road and Raphael Rivera Way in between Westwind Road and Jones Boulevard within Enterprise. Item Thirty-One WS-21-0413, holdover waiver of development standards to allow modified driveway design standards. Design reviews for the following: proposed office, warehouse building, finish grade on two point one acres in an M-D designed manufacturing AE-60 zone.

GIBSON

Good morning, Mister Gronauer.

BOB GRONAUER

Good morning Mister Chairman and Commissioners. Bob Gronauer, Nineteen Eighty Festival Plaza Drive. I'm here representing the – uh - applicant and owner on this matter. Uh - this is about a – uh – two point one acre piece of property, it's currently zoned M-D. Um - I wanna give a special thanks to Antonio, and Jason, and the re – uh - rest of the Public Works Department. Uh - this is an item, and Commissioner Michael Naft and Tiffany Hesser, thank you for your patience. I told you we'd get there, it took a few more months than I thought. But – uh - what we have before you today is – uh - we had some issues with the throat depth of ingress and egress – uh - off of Sunset in this area. Um - as you can see here, we have two driveways. These driveways have been adjusted to make sure that that truck turning movements actually work in this area – uh - we've widened that area. We've also in the process reduced the building from about a seventeen-hundred square feet plus or minus. Uh - we've – um - also lost some parking, but we still meet the parking code. So we made a lot of adjustments to the site itself. Um - this thing has been reviewed and vetted numerous times and I'm comfortable standing up here that we're all on the same page, and this is a better project than where it started out a few months ago. So that being said, I would ask you to approve the application as revised as we submitted everything and I believe we're all on the same page. And I'm here to answer any questions that you may have.

GIBSON

Thank you. That completes your presentation?

GRONAUER

Yes, sir.

GIBSON

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

NAFT

Thank you, Mister Chair and I agree this is a good example of trying not to fit too much on one site – uh - actually can put us in a position to meet some of the requirements of Public Works and

NAFT other departments in the County. Um - so I move for approval and am I'm grateful for the extra months you took to make it happen. Move for approval of Items Thirty and Thirty-One.

GIBSON Could I just ask? Uh -

NAFT Yes.

GIBSON - on the question of cooling – um – what - what is your client's view? You've heard us - me ask the question about mechanical cooling versus evaporative cooling. Um - can they do this project with evaporative cooling or without evaporative cooling?

GRONAUER My understanding is all new projects are going to have to make that adjustment. Um - I believe the - the industry is putting together some form of response and working with the County is my understanding, but I think that is something that has to be accepted if that is a new requirement.

GIBSON Okay, well, it - it is not a firm requirement at this time, but I – it - I just ask that question each time I see one of these because I worry about expectations.

GRONAUER Yeah – uh - and all my industrial clients, anybody coming into the County, that's one of the first things I tell 'em. Actually, the truth is I tell 'em, "You better make sure you work on your throat depth." Then I tell 'em not to call me (laughing).

GIBSON Yeah (laughing).

AMUNDSEN And Commissioner we are - we are and we will on this one, put under advisory that – um - the evaporative coolers will no longer be permitted. So that at least allows them to start planning for when - when that is a final requirement.

GIBSON That's right. Thank you. Is there any additional comment, questions? There's a motion on the floor for approval by Commissioner Naft. Please cast your votes. Motion carries.

GRONAUER Thank you, Commissioners. Have a good day.

GIBSON Thank you.

ACTION: It was moved by Commissioner Michael Naft and carried by unanimous vote that the applications for Item Nos. 30 and 31 be approved, subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

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

ITEM NO. 31 WS-21-0413-P S L V R E, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) proposed office/warehouse building; and 2) finished grade on 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Sunset Road, 270 feet west of Westwind Road within Enterprise. MN/rk/jo (For possible action):

ACTION:

It was moved by Commissioner Michael Naft and carried by unanimous vote that the applications for Item Nos. 30 and 31 be approved, subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must

commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Sunset Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

ITEM NO. 32 VS-21-0684-GIVANT, DAWN & BURCO, KIM:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pecos Road and Pearl Street and between Flamingo Road and Rochelle Avenue within Paradise (description on file). TS/nr/jo (For possible action):

ACTION: Deleted from the agenda (held to March 2, 2022 per the applicant).

ITEM NO. 33 WS-21-0683-GIVANT, DAWN & BURCO, KIM:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; and 2) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) finished grade; 2) hammerhead street design; and 3) single

family residential development on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action):

ACTION: Deleted from the agenda (held to March 2, 2022 per the applicant).

ITEM NO. 34 TM-21-500192-GIVANT, DAWN & BURCO, KIM:
HOLDOVER TENTATIVE MAP consisting of 30 single family residential lots on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action):

ACTION: Deleted from the agenda (held to March 2, 2022 per the applicant).

ITEM NO. 35 WC-21-400180 (WS-0674-14)-AINSWORTH GAME TECHNOLOGY, INC:
HOLDOVER WAIVER OF CONDITIONS of a waiver of development standards requiring per revised plans dated 09/17/14 in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action):

ACTION: Deleted from the agenda (held to March 2, 2022 per the applicant).

ITEM NO. 36 UC-21-0655-HARSCH INVESTMENT PROPERTIES, LLC:
HOLDOVER USE PERMIT to allow unscreened loading spaces.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow unscreened loading and service areas with roll-up, overhead doors; 2) allow less than 10% of the building to be located within 100 feet of the front property line; 3) alternative driveway geometrics; and 4) allow a pan driveway.
DESIGN REVIEWS for the following: 1) distribution center and office/warehouse buildings; and 2) finished grade on 19.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east and west sides of Westwind Road and the south side of Sunset Road within Enterprise. MN/jt/jo (For possible action):

ACTION: Deleted from the agenda (held to March 2, 2022 per the applicant).

ITEM NO. 37 DR-21-0708-AINSWORTH GAME TECHNOLOGY, INC:
HOLDOVER DESIGN REVIEWS for the following: 1) parking lot modifications; and 2) alternative parking lot landscaping in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action):

ACTION: Deleted from the agenda (held to March 2, 2022 per the applicant).

ITEM NO. 38 WS-21-0744-STALBRA PA TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive off-site improvements (partial paving, curb, gutter, streetlight, and sidewalks); and 2) waive a drainage study in conjunction

with a proposed minor subdivision parcel map on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Torrey Pines Drive, 150 feet south of Buckskin Avenue within Lone Mountain. MK/al/ja (For possible action):

AMUNDSEN

Next item is Item Thirty-Eight WS-21-0744, waivers of development standards for the following: waive offsite improvements, partial paving, curb gutter, street light, and sidewalks. Waive a drainage study in conjunction with the proposed minor subdivision parcel map on two acres in an R-E rural estates residential zone generally located on the east side of Torrey Pines Drive a hundred and fifty feet south of Buckskin Avenue within Lone Mountain.

GIBSON

Good morning.

MARGO GAGLIANO

Good morning, Margo Gagliano, Eighteen Ninety-Five Village Center Circle. Okay – um - we're – uh - currently - we currently have an application into Public Works Mapping Team to subdivide the parcel into two lots. We are requesting to waive the off-site improvements and the drainage study in conjunction with the proposed minor subdivision parcel map. Thank you.

GIBSON

Does that complete your presentation?

GAGLIANO

That completes my presentation.

GIBSON

Thank you. This is a public hearing, is there anyone who off - wishes to offer comment or testimony on this item? There being no one, the public hearing is closed. Commissioner Naft.

KIRKPATRICK

Kirkpatrick maybe?

GIBSON

Excuse me.

KIRKPATRICK

(laughing) Uh – so – um - I'm not gonna waive the drainage study.

GAGLIANO

Okay.

KIRKPATRICK

So I – I - I know that the arguments that you all made at the -

GIBSON

I (unintelligible).

KIRKPATRICK

- town board were -

GAGLIANO

Right.

KIRKPATRICK - that – um - you didn't need the drainage study 'cause you weren't doing the off-sites, so it's quite the opposite.

GAGLIANO Okay.

KIRKPATRICK Um - but we want and wanna make sure is that when you divide the parcel, that you're not selling somebody – um - a big flood area, right?

GAGLIANO Got it.

KIRKPATRICK So I'm willing to approve this – um - and allow you to have the waiver on number one because there is no off-sites in that area.

GAGLIANO Okay.

KIRKPATRICK But I'm gonna deny waiver number two -

GAGLIANO Okay.

KIRKPATRICK - which is – um - the drainage study.

GAGLIANO Got it.

KIRKPATRICK And that would be my motion, Mister Chair.

GIBSON You understand the motion, then?

GAGLIANO Yes, I do.

KIRKPATRICK Antonio -

GIBSON There's a motion for ... Oh excuse me, Antonio.

PAPAZIAN Thank you, Commissioner. Uh - since we're - we, it appears we're going to – uh - deny the waiver for the drainage study – uh - can we delete our first bullet that says, "Drainage study shall be required with future development as determined by Public Works Development Review?"

KIRKPATRICK Uh - yep.

PAPAZIAN Since it will be required (unintelligible).

KIRKPATRICK It is required, yeah, yeah. Okay, so we'll -

GIBSON And do you understand that?

GAGLIANO I do yes, yes.

GIBSON Okay.

GAGLIANO Yes.

GIBSON There's a motion on the floor by Commissioner Kirkpatrick on this item. Any discussion? Please cast your votes. The motion carries.

GAGLIANO Thank you.

GIBSON Thank you.

ACTION: It was moved by Commissioner Marylin Kirkpatrick and carried by unanimous vote that the application for Item No. 38 be approved, subject to staff conditions.

CONDITIONS OF APPROVAL -
Current Planning

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

Public Works - Development Review

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

WAIVER OF DEVELOPMENT STANDARDS #2 WAS DENIED.

ITEM NO. 39 ORD-22-900035: Introduce an ordinance to consider adoption of a Development Agreement with Surelink Storage Las Vegas, LLC for a mini-warehouse development (Decatur Mini Storage) on 2.2 acres, generally located north of Eldorado Lane and west of Decatur Boulevard within Enterprise. MN/tk (For possible action):

AMUNDSEN Next are ordinances for introduction. Item Thirty-Nine, Ordinance 22-900035 introduced an ordinance to consider adoption of a development agreement with SureLink Storage Las Vegas, LLC for a mini warehouse development at Decatur Mini Storage. We request this be set for public hearing for March Second, Twenty Twenty-Two.

GIBSON Uh - we'll introduce the ordinance and set the public hearing for March Second, Twenty Twenty-Two.

ACTION: There being no objections, Chair Jim Gibson set the matter (Bill No. 2-16-22-1) for public hearing on March 2, 2022 at 9:00 a.m.

ITEM NO. 40 ORD-22-900041: Introduce an ordinance to consider adoption of a Development Agreement with KSKSAIZM Family Trust, ZSKSMAZ Township Family Trust for a commercial complex development (Buffalo and Badura) on 5.0 acres, generally located west of Buffalo Drive and north of Badura Avenue within Enterprise. JJ/tk (For possible action):

AMUNDSEN Item Forty, Ordinance 22-900041 introduced an ordinance to consider adoption of a development agreement with K-S-K-S-A-I-Z-M family trust. And I refuse to try to say whatever that word is. Um -

GIBSON (unintelligible)

AMUNDSEN - for a commercial complex development, Buffalo and Badura. We request this be set for public hearing for March Second, Twenty Twenty-Two.

GIBSON The – uh - ordinance is introduced and the public hearing is set for March Second, Twenty Twenty-Two.

ACTION: There being no objections, Chair Jim Gibson set the matter (Bill No. 2-16-22-2) for public hearing on March 2, 2022 at 9:00 a.m.

PUBLIC COMMENT

AMUNDSEN And this is the last opportunity for public comments.

GIBSON Is there anyone who wishes to offer public comment? Please come forward. State your name, spell your last name. And re – re – re - remember that we're limited to three minutes. Thank you.

SOREN SORENSEN Hello, my name is Soren-, Sorensen, S-O-R-E-N-S-E-N and I'm a relatively new resident in Laughlin. Um – and – uh - part of the reason that I've come to Clark County is to try to find a way to – um - to grow out native Mojave Desert plants for the needs for – uh - landscape restoration, ecological restoration. Uh - BLM and others are having trouble sourcing appropriate seeds for restoration in this environment and – um - I'm concerned about some of the new solar park expansions and – uh - the lack of a organized program for doing – um – uh - collection of seeds, collection of live plants that can be salvaged before – uh - the solar parks are cleared

SORENSEN

for construction. And in particular – um - I've been interested in - I've had some conversations with Shani Coleman, about – um - some of the properties near Laughlin – uh - that Clark County owns and that's the reason I moved down there from Boulder City because I was not finding that it was possible to do that kind of – um - live plant salvage or seed collection on Boulder City – uh - land that was being developed for - for solar.

Uh - so I would just like to ask for an opportunity to do collection of – uh - native Mojave Desert plants – uh - to establish a seed bank and to try and grow out – uh - a seed increase – uh - to meet some of these needs that have been identified by – uh - not just – uh - BLM but I think also some of Clark County's – uh - folks that work on sustainability and restoration as well. So – um - I would encourage on, I think Item Eight – uh - near Laughlin, there's a new solar park – um - they're asking for a waiver – uh - of standard vegetation. I would ask for retention of – um - of especially creosote bush – uh - wherever possible especially along the perimeter and I believe that that would help – uh - mitigate some of the dust that – uh - is common – uh - with some of these new solar park developments.

I know that – uh - campsi-, the Campsite Solar near Boulder City has had some dust violations – um - so I - I'm hoping that there's a way to – uh - look at the - the potential of - of retaining native vegetation on where the solar park sites as a way to mitigate dust to – uh - retain habitat for native pollinators and – uh - to conserve the plants themselves in situ. Um - so I hope there's still an opportunity to do that and I'd also like to express, 'cause I know that in - in the – um - the paperwork I've seen – um - that developer – uh - Eight Minute Energy, I believe they say that there is no – uh - forecasted development in that area that they're planning to do – uh - with no vegetation retained around the perimeter – um – that - that would be degraded by – um – that - that bare industrial look that you see along nine – uh - along Ninety-Five on the way down there near Boulder City. I'd - I'd - I'd try to avoid that if you could, I think the - the desert's beautiful and – uh - the plants should be - should be saved where - where they can be.

GIBSON

So I'd suggest you reach out to the Cooperative Extension, the university cooperative. I think it's UNR Cooperative Extension. I think their offices are on Flamingo near or with the DRI offices, I think.

NAFT

They're - they're on Paradise.

GIBSON Um - is that right?

NAFT They're on Paradise.

GIBSON On Paradise, okay. And - but if you'll reach out to them, I think that is something that – uh - they have been doing and – uh - I, maybe you're already working with them, but that's a good place for you to start.

SORENSEN Uh - what I've been told by Clark County staff in the Sustainability – uh - Office is that and - and some of the people who have managed – uh – uh - the conservation easements that were created around – uh - the Boulder City – uh - energy developments – um - that there is no established policy or protocol for – um - doing this type of seed collection before development. So I would encourage the Board to investigate what can be done to create a clear policy and make it possible to not destroy – uh - valuable native plants especially when public land is being – uh - developed.

GIBSON So after the meeting – uh - Commissioner Naft will introduce himself to you. This is in his district and he has an interest in the things you're discussing.

SORENSEN Okay, excellent.

GIBSON Thank you.

SORENSEN Thank you.

GIBSON Anyone else wishing to -

SEGERBLOM Mister Chair could I raise an issue? Is that -

GIBSON Sure.

SEGERBLOM - appropriate? Um - we just talked about the – uh - putting people on notice about the evaporative coolers – um - but I just got, I think from Commissioner McCurdy – uh - some property where there's a lot of warehouses and I hadn't dealt with those before. But it seems to me in as we're building these things that those'll be great solar energy – uh - facilities at some point and I don't know if - if a roof - a standard roof on a warehouse – um - sustains solar energy but it seems to me that ought to be something we put people on notice too that they - that those roofs on it be - be str - strong enough to support solar energy going forward 'cause they just, there's massive amounts of these warehouses going in and it'd be great - a great

SEGERBLOM

facility. So I don't know how I'd approach that, but I throw it out there.

GIBSON

It is thrown and – uh - because we can't deliberate on the item. But – uh – yeah – the - the Building Department, the building code, all of that would control and matter it would, I'm sure that – uh - Director Stueve would be a good contact in order to have a bit of a discussion about that.

SEGERBLOM

Thank you.

GIBSON

Is there anything more? Thank you very much. There being no further business, this meeting is adjourned.

There being no further business to come before the Board at this time, at the hour of 9:30 a.m., the meeting was adjourned.

APPROVED:

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

ATTEST:

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