

# **Board of County Commissioners**

CLARK COUNTY, NEVADA

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

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COMMISSION CHAMBERS, GOVERNMENT CENTER  
500 SOUTH GRAND CENTRAL PARKWAY  
LAS VEGAS, NEVADA 89106  
WEDNESDAY MAY 18, 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 18th day of May 2022 at the hour of 9:00 a.m. The meeting was called to order at 9:05 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  
Tick Segerblom

### **Absent:**

Michael Naft

### **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  
Michelle Hinkson, Deputy Clerk

**ITEM NO. 1 Public Comment**

JIM GIBSON

This is beyond the time set for the commencement of our zoning meeting. The meeting will come to order. The first item of business this morning is public comment. We invite anyone who wishes to comment on any particular agenda item to come forward, state your name, spell your last name, tell us the item number, uh, and please, um, respect our three-minute rule. Good morning.

MARGARET ANN COLEMAN

Good morning. First of all, I'd like to say, um, happy New Year. (laughs) My name is Margaret Ann Coleman. I wanna speak up on Item 19. First, number one, public comments, AG-22-900287 receiving a report on transforming Clark County Development Code, rewriting and di- uh, directing staff accordingly.

My name is Margaret Ann Coleman, and 3/29 of this year I turned 70 years of age. I'm giving you a pep talk. We're all en- entitled to a pep talk and needing one. Me and Mister Uehling and Horace, Horace and Alex, we are entitled to our day. We were the very first ones coming here to give you facts and truth concerning errors and correction needing to be done and acknowledging it. You, the Board, assisted Kingston Suite upon a CHAP program of emergency assistance in the state concerning Covitis 19, assisting the population of that facility with, uh, finances.

Now I gave \$18,000. I'm still being thrown into the streets. Nancy, I sent her information, and also the Board concerning this, and addressing my ownership to 1316 Wizard that was refinance by you and the Board. Uh, I mean, the members, and also assisted by the Kingston's placing WNACP and my ownership of my home of relocating. As you know the CHAP program, it means collecting homeless account, and also there's us, um, property. After you assist them, you seem to take them and refinance their home, and that is a wrongful doing. You sold my property for 305,000 by Jan Fuller. That is Nancy's, uh, mirror of planning, and paid off the rest of the CHAP program. Whereas that left me with no relocating, and also did not get the balance correct amount that was sent in order to relo- locate.

GIBSON

Thank you, Miss Coleman.

COLEMAN

That's why I'm saying could you let me (inaudible)...

GIBSON

Is there-

COLEMAN

...me my money.

GIBSON

Thank you, Miss Coleman.

COLEMAN

Thank you.

GIBSON

Is there anyone else who wishes to speak during public comment this morning? There being no one, Miss Amundsen.

NANCY AMUNDSEN

The second item on, on the agenda is the approval of the agenda.

GIBSON

Oh, excuse me. Excuse me. You're ... Yes, please come forward.

PETER WESLEY EVARD

Good morning, Board. My name is Peter Wesley Evard, and, uh, I just experienced a house fire, uh, the, the 11th of May, a complete destruction. I've lost everything I own. Um, I'm a veteran, a U.S. Air Force. I was in ... I was a x-ray installation technician for 34 years, and I worked for the biggest company, um, put in a lot of heart cath labs and special procedure rooms. Um, right now I need a favor.

Um, due to the fact that the house burned down, I wanna live on my own property, which is paid for in full, I wanna live in my RV, which is paid for in full. Uh, I pay all my property taxes in full. I don't owe anybody anything. I don't have any loans on cars or anything else. I'm free and clear. I wanna live on my own property in my own RV and be able to get a permit for a power pole. I only want a power pole. That's what I want. I want a power pole. But I go to the Clark County zoning plan, and they say I can't live in my own RV on my own property. It's not legal. I mean, there's no disaster relief, there's no exceptions, there's no nothing. It's, "No, you can't do it. We're not gonna issue a permit. You have to have drawings for a house before we can issue a permit. I, I mean, we're gonna do that, but that's down the road. Let's not put the horse before the cart."

Okay. I got to be able to be in a position to be able to demo the house, clear it off, get some plans, get an engineer, find some contractor and reconstruct the place. But I need a place to live first before I can organize any of that. So, I need a favor. I need a permit for a power pole, so we can go on to the next step.

GIBSON

Okay, so what I'd like you to do is the lady right to your right, who is raising her hand, if you'll talk with her and give us your contact information, and whatever else you have-

EVARD

(inaudible) and I'll go talk to her.

GIBSON

... we'll see what can be done. Thank you, sir. Is there anyone else who wishes to speak during public comment? There being no one, Miss Amundsen, the agenda.

**ACTION:**

No action was taken by the Board.

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

AMUNDSEN

The second item is the approval of the agenda after considering any additions or deletions of items. Staff has the following requests. Hold to the June 8, 2022, BCC meeting, Item 22 VS-22-0163, Item 23 WS-22-0162, Item 28 WS-22-0160, Item 32 ZC-22-0168, Item 33 VS-22-0172, and Item 34 TM-22-500060. Hold to the June 22, 2022, BCC meeting, Item 21 UC-22-0040, Item 27 WS-22-0147, and Item 29 WS-22-0179. Hold to the August 17, 2022, BCC meeting, Item 20 ET-21-400170 (UC-1223-07) and delete Item number 36 and NZC-22-0090. The above public hearing items are going to be opened as a public hearing and immediately recessed until the date as previously stated with these deletions, which are Items 20, 21, 22, 23, 27, 28, 29, 32, 33, 34 and 36,

AMUNDSEN the agenda stands ready for your approval.

GIBSON Thank you. Are there other changes to the agenda to pleasure the commission? There being no one, no one, none, I'll retain the motion.

JONES I make a motion to approve the agenda with the changes stated by Miss Amundsen.

GIBSON Thank you. There's a motion for approval. Any discussion on the motion? Please cast your votes. The motion carries.

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

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

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

AMUNDSEN The third item on the agenda is approval of minutes, the minutes of the April 20, 2022, zoning me- meeting are ready for your approval.

JONES (inaudible)

GIBSON There's a motion for approval by Commissioner Jones. Please cast your votes. Motion carries.

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

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

**ROUTINE ACTION ITEMS (4 – 18):**

AMUNDSEN Next, to the routine action items, which consists of Items 4 through 18, except those items previously deleted, and for Item 7, which will be heard separately, these items may be considered together on one motion and are subject to conditions listed with each agenda item. In addition, we have the following amendment, Item 13 ZC-22-0154, staff requests to add a current planning condition to read, work with the Las Vegas Metropolitan Police Department for the installation of security cameras, and surv- surveillance operation. If there are no objections, the public hearing is now open, and the routine action portion

AMUNDSEN of the agenda stands ready for your approval.

GIBSON Thank you. (crosstalk) Good morning.

ROBERT CUNNINGHAM Good morning. Robert Cunningham, 6030 South Jones Boulevard representing Item 15 and 16. I just want to clarify that Item 15 could be approved with the Town Board approved conditions, if possible.

GIBSON And that's Commissioner Segerblom's Item, Items 15 and 16.

TICK SEGERBLOM (inaudible)

GIBSON No. (inaudible)

MARILYN KIRKPATRICK He wants it to be clarified

GIBSON Clarification, the, the clarification he needs is whether it's subject to Town Board conditions.

AMUNDSEND Yes, you can...If you so choose, we can add the Town Board, Commission... conditions on.

SEGERBLOM Yes.

CUNNINGHAM Thank you.

GIBSON Alright, thank you. Are there other...any other concerns or questions relative to the consent agenda? There being none, I'll take a motion on the consent agenda.

JONES Motion to approve the consent agenda with the stated changes.

GIBSON There's a motion for approval by Commissioner Jones. Any discussion? Please cast your votes. The motion carries.

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

**VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

**VOTING NAY:**

None

**ABSENT:**

Michael Naft

**ABSTAIN:**

None

**ITEM NO. 4 DR-22-0177-PARBALL NEWCO, LLC:**

DESIGN REVIEW for a comprehensive sign package for a resort hotel (Horseshoe) on 30.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/md/syp (For possible action)

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

**VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

**VOTING NAY:**

None

**ABSENT:**

Michael Naft

**ABSTAIN:**

None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Applicant is advised that a future comprehensive sign plan for rebranding the resort hotel will be required; 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.

**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. 5 DR-22-0185-DOLLAR SELF STORAGE 22, LLC:**

DESIGN REVIEW for proposed signage in conjunction with a previously approved mini-warehouse facility on a 4.3-acre portion of 5.0 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/jor/syp (For possible action)

**ACTION:**

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

**VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

**VOTING NAY:**

None

**ABSENT:**

Michael Naft

**ABSTAIN:**

None

## CONDITIONS OF APPROVAL -

### Current Planning

- Applicant is advised that only static messages, not video, are permitted on the electronic message unit; 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

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

### **ITEM NO. 6** ET-22-400036 (WS-19-0680)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce side setback; and 2) reduce height setback.

DESIGN REVIEW for design modifications to a previously approved youth referral service on a 0.2-acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/syp (For possible action)

### **ACTION:**

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

### **VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

### **VOTING NAY:**

None

### **ABSENT:**

Michael Naft

### **ABSTAIN:**

None

## CONDITIONS OF APPROVAL -

### Current Planning

- Until October 16, 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.

### **ITEM NO. 7** ET-22-400037 (UC-19-0992)-GONZALEZ, ISRAEL:

USE PERMITS FIRST EXTENSION OF TIME to commence the following: 1) tire sales and installation; 2) reduced setback to residential use; and 3) waive screening for roll-up doors.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) trash enclosure; and 3) modified driveway design standards.

DESIGN REVIEW for a tire sales and installation facility on 0.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Lake Mead Boulevard, 750 feet west of Sloan Lane within Sunrise Manor. MK/jud/syp (For possible action)

AMUNDSEN	Next is Item 7, ET-22-400037, (UC-19-0992) use permits first extension of time to commence the following, tire sales and installation, reduce setback to a residential use, waive screening for roll up doors. Waivers of development standards for the following, landscaping trash enclosure, modify driveway design standards, design review for tire sales and installation facility on point two acres in a C2 general commercial zone, generally located on the south side of Lake Mead Boulevard, 750 feet west of Sloan Lane within Sunrise Manor.
TIM MORENO MORENO	Good morning, Commissioners. Tim Moreno at 12273 Terrace Verde Avenue representing the client Israel Gonzalez for this extension time. Uh, we, we just need more time to, uh, to finish our design and, uh, get it approved.
GIBSON	Alright. This is, uh, a public hearing, which is open. Is there anyone who wishes to offer comments or testimony during this item on this item? There being no one, Commissioner Kirkpatrick.
MARILYN KIRKPATRICK	Uh, thank you, Mister Chairman and I just ... This is the last, um, extension of time and I mean what, I mean what I'm saying. So, you know, you guys told me that you're waiting on NDOT. I called NDOT. They don't have anything to work off of. So, thing is, at least get your story straight, this is the last extension of time no more.
MORENO	Okay.
KIRKPATRICK	Okay. So don't come back and say you couldn't do it, and please, five more days 'cause you won't get it. Okay?
MORENO	Understood.
KIRKPATRICK	Okay, with that, I make a motion to approve um, this item.
GIBSON	So, an extension of time to what date, to clarify?
KIRKPATRICK	It's a, it's a certain...Isn't it two years, Nancy? Yeah.
GIBSON	Okay.
KIRKPATRICK	It's two years.
GIBSON	You've heard the motion by Commissioner Kirkpatrick. Any discussion on it? Please cast your votes.
MORENO	Thank you.
GIBSON	You're welcome. Thank you.
<b>ACTION:</b>	It was moved by Commissioner Marilyn Kirkpatrick and carried by the following vote that the application be approved.



**VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

**VOTING NAY:**

None

**ABSENT:**

Michael Naft

**ABSTAIN:**

None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until February 19, 2024, to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that this will be the last extension of time granted; 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. 8 ET-22-400039 (ZC-19-0343)-MATTER UNCOMMONS LLC, ET AL:**

AMENDED ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 32.5 acres from an R-E (Rural Estates Residential) Zone and a C-2 (General Commercial) Zone to a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District.

USE PERMITS for the following: 1) High Impact Project; 2) modified pedestrian realm; 3) reduce separation from alcohol, on-premises consumption to a residential use; 4) childcare institution; 5) college or university; 6) farmer's market; 7) food cart/booth not within an enclosed building; 8) kennel; 9) live entertainment; 10) outside dining, drinking, and cooking; 11) public/quasi-public buildings and facilities; 12) temporary outdoor commercial events; 13) training facility (major); and 14) training facility (minor).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from outdoor live entertainment to a residential use; 2) reduce setback to a right-of-way; 3) reduce throat depths; and 4) allow non-standard improvements in the right-of-way.

DESIGN REVIEWS for the following: 1) a High Impact Project and mixed-use project; and 2) finished grade (no longer needed). Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley (description on file). MN/hw/syp (For possible action)

**ACTION:**

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

**VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

**VOTING NAY:**

None

**ABSENT:**

Michael Naft

**ABSTAIN:**

None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until June 19, 2025, to complete.
- 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. 9** ET-22-400040 (WS-20-0099)-MATTER UNCOMMONS LLC, ET AL:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) landscaping; and 2) alternative parking lot design.

DESIGN REVIEW for a temporary parking lot in conjunction with an approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/hw/syp (For possible action)

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

**VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

**VOTING NAY:**

None

**ABSENT:**

Michael Naft

**ABSTAIN:**

None

CONDITIONS OF APPROVAL -

Current Planning

- Until June 19, 2025, to review if parking lot is still in use;
- 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 and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

**ITEM NO. 10** ET-22-400041 (DR-20-0098)-MATTER UNCOMMONS LLC, ET AL:

DESIGN REVIEWS FIRST EXTENTION OF TIME for the following: 1) outdoor theater; and 2) modifications to a previously approved High Impact Project and mixed-use Project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/hw/syp (For possible action)

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

**VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

**VOTING NAY:**

None

**ABSENT:**

Michael Naft

**ABSTAIN:**

None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until June 19, 2025, to complete.
- 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. 11 T-22-400043 (WS-17-0204)-MOSAIC SEVEN, LLC:**

DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: 1) a proposed single family residential development; and 2) finished grade on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. JJ/bb/syp (For possible action)

**ACTION:**

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

**VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

**VOTING NAY:**

None

**ABSENT:**

Michael Naft

**ABSTAIN:**

None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until February 21, 2024, to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Blue Diamond Railroad Channel improvement project;
- Compliance with previous conditions

**ITEM NO. 12 WS-22-0241-JOBSITE HOSPITALITY, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) parking lot landscaping; 3) loading space design; and 4) allow modified driveway design standards.

DESIGN REVIEW for a hotel on a portion of 7.7 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Gilespie Street, the south side of Carpenters Union Way, and 400 feet north of Hidden Well Road within Enterprise. MN/nr/ja (For possible action)

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

**VOTING AYE:** Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

**VOTING NAY:** None

**ABSENT:** Michael Naft

**ABSTAIN:** None

**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 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.

**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. 13 ZC-22-0154-KNG, LLC:**

ZONE CHANGE to reclassify 3.5 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.

USE PERMITS for the following: 1) vehicle (recreational vehicles and watercraft) sales; 2) vehicle (recreational

vehicles and watercraft) repair; 3) vehicle (recreational vehicles and watercraft) wash; and 4) vehicle (recreational vehicles and watercraft) storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation for a vehicle (recreational vehicles and watercraft) wash from a residential use; and 2) allow a fence where not permitted.

DESIGN REVIEW for a recreational vehicles and watercraft services center. Generally located on the southwest side of Boulder Highway, 900 feet southeast of Desert Inn Road within Paradise (description on file). TS/jt/jo (For possible action)

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

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

#### CONDITIONS OF APPROVAL -

##### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 the use permits, waivers of development standards, and design review must commence within 2 years of approval date or they will expire.

##### Public Works - Development Review

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

##### Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 161-17-102-002; 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 #0145-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **ITEM NO. 14 ZC-22-0165-ELLIPSUS, LLC:**

ZONE CHANGE to reclassify 0.6 acres from an R-E (Rural Residential Estates) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.

USE PERMITS for the following: 1) retail as a principal use; 2) office as principal use; 3) restaurant; and 4) alcohol sales, liquor-packaged only.

WAIVER OF DEVELOPMENT STANDARDS for increased wall height.

DESIGN REVIEWS for the following: 1) retail building; and 2) finished grade. Generally located on the east side of Gilespe Street, 1,300 feet north of Warm Springs Road within Enterprise (description on file). MN/bb/syp (For possible action)

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

**VOTING AYE:** Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

**VOTING NAY:** None

**ABSENT:** Michael Naft

**ABSTAIN:** None

## CONDITIONS OF APPROVAL -

### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 use permits, waiver of development standards, and design reviews must commence within 2 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;
- Traffic study and compliance;
- Coordinate with Traffic Management to return any County assets at the former intersection of Gilespe Street and Arby Avenue to Public Works.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- 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 shall protect in place the CCDOA owned masonry wall and landscaping, applicant shall have no further use or access to the CCDOA lot. At its sole discretion, CCDOA reserves the right to leave the masonry wall and landscaping in place, or to demolish the improvements in the future;
- Applicant acknowledges and accepts the CCDOA's conditions, which includes the masonry wall and landscaping.
- 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.

#### Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 177-04-701-014; 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 #0146-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis

#### **ITEM NO. 15 ZC-22-0173-LINDA PROPERTIES, LLC:**

ZONE CHANGE to reclassify 2.6 acres from an R-1 (Single Family Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street intersection off-set; and 2) allow modified street standards.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the north side of Linda Avenue, 255 feet east of Topaz Street within Winchester (description on file).

TS/md/jo (For possible action)

#### **ACTION:**

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

#### **VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

#### **VOTING NAY:**

None

#### **ABSENT:**

Michael Naft

#### **ABSTAIN:**

None

#### CONDITIONS OF APPROVAL -

##### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Zone change to include a wall increase up to 9 feet;
- Only single-story homes will be permitted on Lot 7;
- Incorporate additional architectural features into the front elevations of the residences including stone or brick veneer, faux shutters, or the use of varying building material.
- 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 waivers of development standards and 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.
- 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.

#### Southern Nevada Health District (SNHD) – Septic

- Applicant is advised that there is an active septic permit on APN 162-12-402-006; 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 #0147-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **ITEM NO. 16** TM-22-500061-LINDA PROPERTIES, LLC:

TENTATIVE MAP consisting of 19 residential lots and common lots on 2.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Linda Avenue, 255 feet east of Topaz Street within Winchester. TS/md/jo (For possible action)

#### **ACTION:**

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

#### **VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

#### **VOTING NAY:**

None

#### **ABSENT:**

Michael Naft

#### **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.

Current Planning Division - Addressing

- Davison Way and Hawkins Way are street name sound a likes and shall have approved street names;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0147-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM NO. 17** ORD-22-900086: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Teton Capital Management for a commercial development (Buffalo Drive - Grand Teton Drive) on 3.4 acres, generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/tk (For possible action)

**ACTION:** It was moved by Commissioner Justin Jones and carried by the following vote that the recommendation (including the adoption of Ordinance No. 4945) be approved.

**VOTING AYE:** Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

**VOTING NAY:** None

**ABSENT:** Michael Naft

**ABSTAIN:** None

**ITEM NO. 18** ORD-22-900102: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Grand Teton Mini Storage Partners, LLC for a commercial development (Buffalo Drive - Grand Teton Drive) on 3.4 acres, generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/tk (For possible action)

**ACTION:** It was moved by Commissioner Justin Jones and carried by the following vote that the recommendation (including the adoption of Ordinance No. 4946) be approved.

**VOTING AYE:** Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

**VOTING NAY:** None

**ABSENT:** Michael Naft

**ABSTAIN:** None

**ITEM NO. 19** AG-22-900287: Receive a report on the Transform Clark County Development Code rewrite, and direct staff accordingly. (For possible action)

AMUNDSEN

Next is Item 19, AG-22-900287. This is to receive a report on “Transform Clark County Development Code Rewrite” and direct staff accordingly. We have a presentation from our consultant.

MATT GOEBEL

Good morning. Mister Chair, uh, Commission Members, good to see you again. Matt Goebel, Denver, Colorado. So, um, we're here, uh, for an important milestone. We're actually starting to roll out the first drafts of the replacement for Title 30 Development Code. So, I've got a presentation for you that kind of gi- gives you the highlights of where we are in the process, and some of the key parts of the drafts that we've been rolling out.

Um, you've seen this slide before. But just to recall, for everyone that Transformed Clark County is a, is a big effort by the County to first of all, uh, adopt a new Master Plan, prepare and adopt a new Master Plan, which was done, uh, with the teal colors here on the slide, and that was started in, in the middle of 2020, and it was adopted in November of 2021. And now we're in the orange parts of the, the timeline, which is the development code, which is primarily intended to implement the Master Plan, but has other goals as well. We're gonna be working on the drafting of the code throughout 2022, uh, with the goal to get an adoption draft to you by the first part of 2023.

More specifically on the ca, on the calendar for the Title 30 rewrite, if you recall, we were here, uh, last year with what we call the code assessment report. We talked with you all, we talked with Planning Commission, we talked with a lot of stakeholders, both internal to Clark County, uh, and residents to find out what was working well with zoning in the County, what could be improved. And we summarized all that work in the analysis in that code assessment. So now, we're in the process of implementing the recommendations from the assessment through the drafting process.

So, I'm in the middle of this slide now with the drafting of the development code. We're gonna appear before you three times, uh, with three installments of parts of the code. So now we're with the first part, and I'll talk today about districts and uses in detail. And then we'll be coming back later in the summer to talk about the second part, development standards. That's gonna be all the stuff that looks at kind of the look and feel of development, like building design or parking standards. And then finally, we'll come back in the fall with the parts of the code that address the, the zoning review procedures. You know, what are the responsibilities of the BCC? What are the responsibilities of staff? How do you get a rezoning, et cetera?

Um, we'll be rolling out each of those, uh, installments, uh, for the public. Uh, we're gonna be doing a large series of meetings for each of those. We're actually doing 10 meetings, 10 meetings just on the, uh, uh, this rollout of the first installment and, uh, uh, we'll be getting feedback on all of those, folding all that feedback into a consolidated draft that you'll see later in the fall. So, we'll have more time to talk about the consolidated draft later on. But the one of the points of this slide is just that there's gonna be many opportunities for public, uh, input and engagement at each step of the process. And I just wanted to highlight that on this slide, we're meeting with a lot of folks about the drafts of

the code as we roll them out.

Um, again, we're gonna have 10 meetings just like this meeting today on just on this first installment, um, to ... just to, to roll out to the TACs, to the TABs and CACs, the, the staff departments, all the different folks to find out, uh, what their feedback is on the, on the draft code. So, uh, moving a little bit more into substance now, uh, reminder that we had that code assessment report, which identified where we're going with the code rewrite, the, the big ideas that we're trying to implement. It established a series of key themes. You know, it basically organized all the big ideas into a series of buckets, which are on this slide.

In addition to the overarching goal of implementing the Master Plan, uh, create a more user-friendly code, fine-tune the zoning districts, modernize the land use tables, um, tailor the development quality standards, efficient procedures and more sustainable development. These are the big ideas that we identified that we're gonna be looking at with you over the course of the year. Today, I'm just gonna talk about the left-hand part of the slide. We're just gonna talk about user friendliness, districts and uses, uh, uh, in, in detail.

So, uh, the first part of a user-friendly, uh, code is gonna be a reorganization of the code. If you've spent time with the current Title 30, you know it's got a lot of, you know, disparate things addressed. It's, it's ... There's a lot of flipping required in different parts of the document. We've tried to establish a new organization which consolidates like with like. It's a simpler organization. It should ultimately make things easier to find. So, you can see the proposed reorganization on the left-hand part of this slide, and we're gonna be talking today primarily about the two chapters highlighted there in, in the tan color, uh, districts and uses. And you can just see on the right we've, we've given you some select examples of how we're consolidating a lot of stuff from your current code into simpler, uh, easier to use chapters.

Also, just as part of a, a note about the drafting process, this is very much a working document. We expect it will change. But we have tried to give you a lot of help as, as readers of the draft to figure out where we're proposing changes, both big and small. So, we've got these commentary boxes that explain, you know, for example, on this airport, Airspace Overlay District, you know, how it's different, uh, from the current code that you have. Is ... Are the changes big or small? Those are the big ideas and commentary, which had a lot of footnotes as well, hundreds of footnotes about very detailed comments. So, the point is not to hide the ball here. The point is to make it a very transparent process about how your existing Title 30 is being reworked, replaced, or carried forward in some way, and all the different parts of the code.

So, um, uh, in our experience, all those types of things are really helpful for the reviewers. Those go away in the final adopted code. We take out the commentary, we take out the footnotes. And so ultimately, the final code is gonna be even shorter than what you, what you've got now when all that stuff is stripped out.

So, getting into the substance of what we've put on the table, first of all the

zoning districts, uh, we've talked about this before. You did not ask us to, to work with you to wipe the slate clean with zoning districts. You basically said we need to look at fine-tuning the districts. Keep what works. There's no need to make major changes if, if we have some zoning districts that work. Maybe we need to rename some districts to clarify the intent. Uh, maybe some districts are working at similar purposes and have similar use lists, and so they can be consolidated. Maybe some districts have never been used, or they're not really, uh, working the way they were intended to work. And so, we consider those obsolete, and maybe those can be retired. And, and maybe we need to look at creating new districts to implement the Master Plan.

So, remembering the Master Plan, on the left-hand side of this, this chart here, you've got all those land use categories that were established for different place types in Clark County. You know, compact neighborhood, urban neighborhood, neighborhood commercial, et cetera. We then did the analysis of looking at your existing zoning districts on the right-hand part of the slide to say, you know, have we filled all ... have we checked all the boxes? Have we made sure that you have all the right districts that you need to create all those place types that are, that are called for in the Master Plan? And so that's part of what the analysis is that we've done. Um, uh, and, and a variety of goals, uh, in the Master Plan are reflected in that work, you know, thinking about, uh, supporting a variety of housing options, for example.

Now there's, there's a final bullet on that slide, consider strategy for future updates to zoning map. Kind of, um, um, behind the scenes in this whole conversation is, is working with staff and with you all to think about what changes to the zoning map, map need to be made at the end of this project to ensure that the new code is, is implemented effectively. Uh, some of the change is gonna be really straightforward. If we change the name of a district, it just needs to be updated on the new map. If districts need to be consolidated, that needs to be reflected on the map as well. But it's really, it's kind of a district-by-district discussion, and so just rest assured that we're working with your staff to, to be thinking ahead about what the zoning map issues might be. And, and we'll have more detailed conversations about that later, uh, in the project.

So, content of the districts themselves, they're in chapter 30.02, and it's the base districts and the zone districts, of the overlay districts. Um, for the base districts, we've established this new page layout, and we worked a lot with your staff to kind of fine-tune this, but the goal is to have a one-stop shop for the district standards. So ultimately, you're gonna have a single page for each district. Like here you see the residential, uh, RS 5.2, single-family 5.2, with a purpose statement and a table of the dimensional standards, the minimum lot size, the, uh, you know, height standards, et cetera, and there's an illustration of what development is typically gonna look like in that district.

When we get through this, and we strip out all the footnotes, and we fine-tune these, you're gonna have a nice little "lookbook", and this section of the code that you're gonna be able to flip through and see the continuum of place types that are called for or encouraged in the Clark County Code. So, this is a really good user-friendly way to show people the different variety of places, uh, that are gonna be appropriate in the code. There's gonna be a lot of cross-references

here, so people will be able to look at these pages and say, "Oh, I need to go to, you know, all these different pages to, to understand, you know, just the, the full, uh, range of, of standards that might affect this district, like parking standards."

So that's the way the districts are laid out in terms of page format. The, the, the slate of districts that's proposed in this draft is on the right-hand side of the slide. And again, I, I said this before, but just generally, the overall intent of the, the fine-tuning was to implement the Master Plan, address important substantive goals like housing affordability, diversability, uh, protect non-residential areas from encroachment by, uh, residential, uh, where you need to do things like preserve industrial land supply, support neighborhood character. So, a lot of changes are reflected in that graphic on the right-hand part of the slide. Some of them are, are listed on the left hand here, the bullets. We've got some new districts like commercial neighborhood, commercial core. Um, those are intended to implement concepts from the Master Plan. So those are ultimately gonna have standards that require more, uh, pedestrian-friendly mixed-use development at different scales to implement specific topics or concepts that were, that were identified in the Master Plan.

I mentioned that there were some consolidated districts that had similar use lists or similar standards. Those are a couple of examples there. Uh, we've got a new commercial professional, which is a merger of your current CRT and CP, um, uh, C1 and C2 merged into commercial general. Some of the districts are not carried forward in this draft that you have now. Those are in the bottom of the slide. Manufactured home residential recreational vehicle park, those uses are allowed, but they don't need to have dedicated zoning districts just for those uses. You can have manufactured homes that meet your quality standards in a variety of places. They don't have to be segmented, uh, in just one district. And so that's why those districts are not carried forward. There's other tools to allow those, those uses, uh, moving forward.

Final thing I'll say on this slide is that you see that there's, there's, there's names of new districts that you don't recognize on the right. And we've gone through, and we've tried to just create a naming scheme that's just more rational, and it's more consistent. And so, you clearly can see that the RS, all those residential single-family districts start with RS, all the residential multifamily districts start with RM, and then you've got a number there that reflects for the residential single-family, it reflects the minimum lot size, so 80,000 square feet, 40,000 square feet, et cetera. For the RMs, its, its density, et cetera.

You've got kind of a hodgepodge of names now, and that's one of the things that makes your figuring out your current zoning districts and how they relate to each other just kind of hard to figure out. And so, creating a more rational kind of naming structure is straightforward, but it's an important part of just ... of making a clear, uh, continuum of places, uh, uh, apparent in the, in the new code. And once we do something like this, we can figure out where the holes are potentially, and if we need to create or suggests new districts to, um, to slot into that continuum.

So that's the base districts. The overlay districts, you know, apply additional

GOEBEL

standards on top of the base zoning district standards. You have a lot of overlay districts in the current Title 30. And so, we worked with your staff to figure out the ones that needed to be maintained, carried forward, the ones that are no longer necessary moving forward. So, the ones that are retained listed there on the top left of the slide, airport environments, airport airspace, et cetera, for the most part, there's no changes to those districts, except for some cleanup formatting.

Um, we did some, some more significant edits in the ones on the bottom left. Uh, historic designation, for example, we uh... Right now, you have two separate historic districts, one for individual properties, and one for historic areas, neighborhoods, and, and those are proposing to be merged as just a simpler tool moving forward. Neighborhood protection, I'm gonna talk about on the next slide. So, I'll pause here on that. Um, the ones that are not carried forward obsolete are listed there on the top right. Um, for various reasons, those have outlived their original purposes, uh, we've got other tools to, to address those issues if, if necessary. The, the planned community is just a, just a simple overlay designation tool that the staff requested to apply to, to major projects that have been approved.

But let me come back to neighborhood protection down there. We talked a lot about the RNPs. We talked a lot about the RNPs that you have now. And so, one of the things that we're proposing is to evolve that idea in the new code with what we're calling a neighborhood protection overlay. It's intended to be a bigger concept than just the RNP that you have now. It's a general zoning tool to preserve areas or neighborhoods with distinct characteristics. This could be a lot of different characteristics that qualify something for a neighborhood that deserves this type of protection. Could be type of construction, lot layouts, unique natural or streetscape features. It's intentionally very broad in the code. A lot of different things could justify the use of this tool.

SEGERBLOM

Mister Chairman, can I ask you a question?

GOEBEL

Yes.

SEGERBLOM

So, on this neighborhood protection, um, would we identify a neighborhood, and then come up with ideas of what we wanted to try to protect?

GOEBEL

Yes, sir. Uh, the intent is that these would de- be developed collaboratively, uh, with the people in the neighborhood, those residents. And, uh, the, the way the draft is set now, an area plan would be done that would call for one of these NPOs to be established.

SEGERBLOM

And Nancy, how would we start that process?

AMUNDSEN

Well, when this code is adopted, (laughs) we would get direction from the Board, and then we'd start that process.

SEGERBLOM

Alright. Thank you.

GOEBEL

So, the NPO is a broad concept intentionally. Um, we're propo- It could be used

GOEBEL

in a lot of different places in, in the future. It could be like for a historic area. Maybe something that doesn't quite qual- qualify for historic designation now, but it might in the future, maybe you could use the NPO as a steppingstone to that. In other places, these are called conservation districts sometimes. And, uh, Dallas is a good example of a community that has been doing conservation districts for a long time. They use them sometimes as a steppingstone for historic preservation, but not always.

Now, we are proposing ... Again, that's the umbrella concept. We're proposing the first application of the NPO be this rural neighborhood protection district. And essentially, it's gonna carry forward the intent and the meat of your RNP program. But try to give it more teeth and more specificity. One of the things about your current Title 30 with RNPs is that there's actually not a lot of specific protections there. And so, one of the things that this is intending to do is carry forward what's there, but provide a baseline to make them stronger, if they, if, if, if they so desire.

So, um, we do carry forward the current RNP standards. You know, we talk about how, you know, keeping of animals is, is definitely an expected accessory use. We talk about, uh, maximum density, two dwelling units per acre. We talk about, um, the, uh, the no front, no walls in the front yard, uh, non-urban area streetscape standards. Um, the intent is that this rural neighborhood protection area would, would apply to areas that are shown as, uh, ranch estate in the Master Plan, and that they meet the statutory definition of rural preservation neighborhood.

So, this is very much what's called for in the Master Plan. We had, we had a lot of conversations about this approach during that Master Plan process. Um, it is ultimately intended as a replacement, and as a better replacement for the RNP with more predictability, um, and, and ultimately more teeth. But we're, we're doing it as part of a framework that you can use in other places in the future. It's not just for those rural areas.

KIRKPATRICK

Mister Chair, may ask a question?

GIBSON

Yeah.

KIRKPATRICK

So, so I do wanna make sure though, and I've had the most contentious ones in the last two months on some of these rural areas though need the ability to have special uses, um, in order to preserve, um, that area. So, um, when we talk about because I'm concerned that the rural agriculture gets blended into all this, but I wanna make sure that the Gilcrease Farm can still have pumpkin patches and all of those things, and I wanna make sure that The Greengale, the Gales, can have their, you know, weddings on ... because at the end of the day, these are truly ... They're not half acre lots. They're ... So where are you accommodating that within the code?

GOEBEL

Is that to me or to, to

KIRKPATRICK

Either one, I don't care who answers it. One of you.

AMUNDSEN

I'll, I'll jump in. So, it's still going to be, um, it, it's still going to be the special use permit that, that is allowed today. Maybe when we're, um, looking at the finalization of the rural neighborhood preservation, we can add some language in there, that special uses or those type of uses that are consistent or, um, complimentary to the agricultural lifestyle. So that's, again, that's what we're looking for from you for direction. How do we want to, um, enhance and greater protect the rural preservation areas?

KIRKPATRICK

Okay. Well, uh, this is a great start, um, which I've said from the beginning, 'cause in the northwest area, we're trying to really preserve what we have out there, 'cause there's no acreage that ha- that's contiguous like that anymore. Um, so I would like to see that there's special uses that kind of conform with the, the culture of that out there. And I wanna make sure that, um, we, uh, keep the animals, because that is whether or not people have animals, that is a true designation of how rural, um, areas started. So those are my priorities.

KIRKPATRICK

GOEBEL

That's great feedback. Thank you, Commissioner. And we, we definitely see this as a starting point for this. This, this is gonna be, uh, one of the bigger new adjustments or, or, or changes proposed in the, in the code. And so, we've, we've got a first start of standards for these areas, but we wanna get stakeholder feedback about how those could evolve. So that's a lot on the districts, the zoning districts. Um, the second part of this presentation is gonna be about the uses that are allowed within the districts. And we talked in the assessment report about modernizing the land use tables, thinking about where-

KIRKPATRICK

Mister Chair, could I go back then? I didn't realize too, I mean-

GIBSON

Yes.

KIRKPATRICK

... so, if you go back to the first page where you said you basically just cut out Moapa Valley, I need some understanding on that because, uh, although I understand we've made it accessible for them to watch the meetings now, I can't not address it. So, um, not carried forward, obsolete, um, which I had to hear about, you know, why are they obsolete? And, um, 'cause they're ... they get offended easy on words. Right? So is the thought that there it's not necessary because we're just a category at, we're putting them into the rural components, or what is the thought?

AMUNDSEN

So, the thought is the, um, the Moapa Valley is generally just the standards along the Moa- Moapa Valley Boulevard. It really isn't ... It's actually constraining to some of the uses. This was a previous commissioner that came up with this idea. So, our thought is that Moapa Valley, in essence, can be a special overlay district that we look at it as a whole, not just the Moapa Valley Boulevard Corridor, which is what the Moapa Valley Overlay. It's not all of Moapa Valley, it's just that corridor that provided certain requirements, allowed certain things. But it was not utilized, and when, and when folks came in along, there, they found a li- little bit more constraining. So, we thought, let's get rid of that, and then we can start over with a better overlay or a better design.

KIRKPATRICK

Okay. Nope, and I agree with that, because it is a hodgepodge of zoning out there on the front end. It's commercial C2, and next door it's residential, and it



KIRKPATRICK

just doesn't make any sense. So, I appreciate that. I just wanted for the record to clarify. Thank you.

GOEBEL

I'll move on to land uses. Um, your Land Use Table right now is a dominant part of Title 30. You've got this interesting, uh, global use table. We haven't seen anything quite like this in other communities. But it's evolved over a lot of years. It's very detailed. You got an example of it on this page here. It's all alphabetical, uh, adult use right next to agriculture. Um, uh, it's organized by this numbering system called the SLUCM code, which stands for Standard Land Use Coding Manual, which was a, a group of engineers got together back, I think in the '60s and tried to impose some organization on, on land use activity, and they came up with this numbering system. It's a little bit dated, and not many, not many, if all ... any communities use it these days as an organizing tool like that.

Um, you also have a lot of just words in the table. A lot of standards are embedded in the table for each of the uses. Um, you got some antiquated uses there. Some of them are very specific. So, our charge with this project was to think of a better alternative to this global use table. So that's gonna be contained in the second chapter that I'll talk about, 30.03 use regulations, which hasn't ... There still is an overall summary use table, but it's gonna be much shorter. Uh, and then there's gonna be individual sections that I'll talk about for each category of uses, residential, civic, et cetera.

So, here's an example, an excerpt from the summary use table. It's part of the draft. So, it's just about three or four pages. Your current global use table was ... is dozens of pages. Um, this is a, this is your first one stop shop to see where all the uses are allowed. Now, a few things about this draft table, first of all, down the left-hand side, you can see the, the uses that are allowed in categories, you know, residential uses versus, like, household living is a category within there. And then you've got specific use types within that category. So, we don't have this overall sprawling alphabetical list without organization. We've got categories.

Also, at the top, you've got a couple of, uh, rows for existing district versus proposed district. This is a working draft, and so we've given you a crosswalk to show, you know, the, the, the zoning districts as they're being ... the name changes or the conversions. But you can see where the uses were allowed in existing versus proposed. Tha- That's, that's an example of something that would go away in the final draft. You would just have the new districts in the final draft. But, but that's to help you understand it now.

There's abbreviations in the table, uh, accessories, accessory use, P, permitted by right, uh, permitted with conditions would be a C. Uh, if there's conditions here in the code, you're gonna a C. S is your special use permit process. Uh, T is temporary use. Importantly, all those definitions, all those uses on the left-hand side of the slide are gonna be defined in this draft. You don't have that now in your current Title 30, which leads to a lot of ambiguity, requests for interpretations, things like that.

So that's your overall master table. Now following that, we have worked with

your staff to develop this, this new structure, where each use, basically, is gonna get its own attention. This is a one-stop shop for each use. And there's a lot on this slide, so I'm gonna walk you through methodically what's here. Um, this is an example of assisted living. So first of all, let's just point out that assisted living is part of one of those new categories, is part of the group living category. We got definitions there, so staff understands staff is gonna have clear definitions to guide in the future. If somebody proposes something that's not in the code, they'll understand where to slot it in.

Now, assisted living itself is gonna have its own mini use table. This, this looks really busy on this slide. That's part, partly because it's a working draft. We've got the existing districts versus the proposed districts. Ultimately, it's just gonna be the new districts moving forward. We've also got color coding to show you where in the cells if something is changing from more permissive in the ... from the current code, versus less permissive than the current code. So, there's a lot of just crosswalk stuff to help the reader understand where that's going.

Um, the use standards are carried forward, um, but they have been extensively reviewed and, and scrubbed because there's a lot of redundancy in your current Title 30, which we worked with, with you all to, to clean up. And we also tried to remove everything that was a development standard. So, this is just gonna focus on operational impacts. Development standards like parking and, and, and building design, that's all gonna come later in the, um, the, the development standards piece that you'll see next.

This sentence in yellow is highlighted. This, this standard shall not be waived or varied. Um, that refers in, in this situation to, um, a density standard for accessory living. But it's highlighted just because this concept is woven heavily throughout all these use standards now, this idea of waivers and variances. And we're, we're trying to set this up for a conversation when we get to the procedures about, can we think of better cleaner tools for flexibility in the code, so that you don't have to rely so much on open-ended waivers for every application?

Um, this is a conv- conversation that is, is, is coming a little bit later in more detail. But we've, we've tried to just highlight for now how heavily that waiver, uh, language is embedded in the code. Uh, you have told us that waivers shouldn't go away all together. But we've heard from a lot of folks that waivers should not be the go-to for every application. And so, we're, we're trying to tee this up through the development of a clearer code, the development of clearer standards, the incorporation of more flexibility into the code. All those things, hopefully, will set the stage for not needing as many waivers.

Um, finally, there's a footnote on this page, just an example of, you know, some of the places we're trying to consolidate uses. So here we've consolidated things from your current Title 30, assisted independent living facility, congregate care, hospice, et cetera. So ... And those are all noted as well in the definitions. So, a lot going on here. But the, the point is that it's a one-stop shop for each use. Some uses, a lot of uses don't have these standards. And so, it's just the table, and then we move on to the next use.

GOEBEL

The, the cells about where things are allowed, Ss versus Ps, et cetera, those got a lot of attention in the drafting. We call those permissions. We call those, you know, the permission for where something is allowed in a district. Um, when we look at your current code, uh, if something's not allowed somewhere, we typically say, "Is there a good reason that that use isn't allowed? Or, or could it be allowed maybe with new standards?" So, the, the ... we worked closely with your staff. Um, they spent a lot of time on this thinking through those permissions, and should they be carried forward or modified? All those, uh, changes are noted. We reviewed all those use standards, like I said, um, and all with a goal towards achieving the Master Plan goals.

Um, finally, I just wanted to note that an overall lens that we started to look at in developing this material is sustainability. We know the all-in plan is out there. It's underway. We've been talking with staff there and, and their consultant team, and we're trying to think about ways to reflect all those sustainability goals throughout the new code. We ... It's really gonna happen in the next installment when we get into the development quality standards. But we started to incorporate some of those ... that thinking here by thinking about, you know, um, public health when we're thinking about use standards.

And for example, there is a standard in there, a new standard for gas stations requiring a minimum separation distance from, um, residential areas, um, because those can be real sources of fumes and things. So, we've, we've, we've started to kind of apply this lens of sustainability and these use standards. Um, and again, more coming next.

That's a, that's a, that's a high-level overview of what's there. Just as a reminder, the next pieces that are coming in the code are gonna be the tailoring the development quality standards. And, and just as a reminder, it's such a big county. We're trying to think about that tailoring idea carefully. So, it's not a one-size-fits-all, you know, uh, uh, code that applies the same standards in rural areas versus urban. That's gonna be a big theme in our next meeting, and then procedures will be the last, uh, discussion as well.

Um, you'll be seeing this later in the summer for development standards. Again, there's gonna be a full, uh, range of meetings. All these materials are online at, uh, [transformclarkcounty.com](http://transformclarkcounty.com). And, uh, we are asking people, uh, to submit, uh, comments on this first installment by the end of June. And so, we're gonna be doing a full range of meetings, uh, next week with all the different stakeholders, TABs, CACs, just generally open meetings. Um, so we're excited to get their feedback. Um, but, uh, again, this is gonna be up on the, on the website. It's all out there, and we're excited to hear what people say. I think that's my last slide. So just open for questions.

GIBSON

Uh, Commissioner Kirkpatrick.

KIRKPATRICK

Sorry, I do have questions. So, I need to understand though, are you gonna, um, are you gonna go out in person to meet with the town board and the CACs? Because I think that at some point, I mean, everybody's kind of over Zoom, and if you don't really know what you're looking for, you don't know what questions to ask. So, one, um, maybe it's great for you, but I can't take another

KIRKPATRICK

Zoom call, right? They drive me crazy, because I can't gauge on ... I like to see the public feedback, their body language, all those things. So that tells you what they're really thinking. Right? Especially if, in my, um, outline areas, um, I need to understand if they're agreeing, or they're just, you know, angry faced or whatever.

Um, and then secondly, um, when it comes to, uh, digging into these a little bit more, how, how do we give you our feedback on more specific, uh, things? And then the last thing I would ask is, are we including all the agencies, 'cause we're, uh, 'cause, you know, if making some hard water choices now when we talked about some of those codes, and as any- everybody is on the west. So, will, will be able to update that? 'Cause I think there's gonna be a lot of changes over the next six months.

GOEBEL

Let's see, I can jump in on a couple of those. I'll start, and maybe Staff wants to step in after. Um, in terms of number two, uh, the type of feedback you're looking for, we're looking for, um, I would say everything is on the table. And so, we're looking for broad comments about usability. You know, do I find this easy to understand? Do I like the way this is structured? Do I like the illustrations? Um, do the tables make sense to me?

Um, we're also looking for more specific feedback. You know, we've already started to get some comments about specific cells in the use tables and about, "Well, why didn't you allow that in the new ag district, for example?" Um, so that level of feedback is, is great as well. I think, um, by, by putting the documents out there, multiple times, we're, we're, we're hopefully gonna get most of our feedback upfront, and then we'll start to get more fine-grained comments later on, and, and we'll start to get more, more zoned in, um, so to speak.

The, uh, um, the, the format for those, I don't know if, if you all kind of sit down with staff regularly or what. It's, it's helpful to just submit them in writing to the, the website. We already got some of those from some of the planning Commissioners last night, and that was a really helpful format, just for us to kind of methodically sit down and immediately start to respond to some of those. So, we can, we can work with you all to figure out the most effective way. Is it a conversation? Is it just putting them in writing? Um, typically, you know, those are all gonna be submitted to that website, and then we'll just have a job to do to consolidate everything, and work with staff to figure out what needs to be changed.

The meeting schedule right now is set up virtually. And so, all the meetings that we have for the TABs, CACs next week are gonna be Zoom meetings, um, and we can certainly talk about, you know, ways to, to, to fill that in with in-person meetings, if that's the County's direction moving forward.

Final question was, oh, external agencies. We are meeting a lot with internal agencies as part of this round. Uh, we did some of that yesterday. We're gonna do more of that this week. As things go forward, definitely, communities start to circulate drafts to external agencies like the water authority that they, that they work with. So, I'm sure that's gonna be part of their review process, but I, I

GOEBEL think the specifics of that, I'll, I'll leave to staff.

GIBSON Nancy, do you have other thoughts about the process?

AMUNDSEN So, we, we are reaching out to external agencies, and today we're working with the Southern Nevada Water Authority. So, um, Title 30, today's Title 30 is going to be updated to, um, align with their, um, with their standards when those are all adopted. So, we're ready, we're ready to go with that because we work on ... we work with the Southern Nevada Water Authority on a consistent basis. In addition, water reclamation, we're working with ... we are in- including these agencies in our discussions. Um, as for the virtual, it, it ... quite honestly, it's easier for a lot of ... We've heard a lot of feedback all through the process, and I know that you have some constituents that don't agree, but we've heard holistically that everybody likes the virtual because they can join in from home, instead of having to drive to a place.

I would request that we get through the virtual, find out what the feedback is, and if we need to do some additional meetings, whether it's out of Moapa, or you know, out in the Northeast, or in the Northwest, or in the Southwest, or however we, um, we feel there's a need, and if the commissioners feel there's a need, just let us know when we, we can work with you to schedule something, and we can, we can go out, staff can go out. Okay. 'Cause it'd be very hard for them to be coming and going if we've got, you know, bouncing around. But I have no issue with having additional meetings.

KIRKPATRICK No. But I'm, I'm just saying, um, and I'm one of few, until you've been out to the Gilcrease area, you don't understand it, right? So, on a picture is nothing compared to whatever. So, I get it. I'll, I'll do it. (inaudible), I'll do it.

AMUNDSEN But I do live in the Gilcrease area so-

KIRKPATRICK I know you do. But I mean, the same could be said for Moapa or Logandale.

AMUNDSEN Correct.

KIRKPATRICK So um, I'll do it. I got it. I'll take care of it.

AMUNDSEN But we are, we are more than willing, I'm more than willing to come out. You know that, so-

GIBSON Commissioner Jones.

JONES Uh, thank you, Mister Chair. I, I would just echo Commissioner Kirkpatrick's, um, concerns there. Obviously, right now, Zoom is good because more people can participate. They don't have to, to leave. But there are definitely some areas where, uh, it's going to be necessary for staff. Doesn't mean the consultant, but staff will need to go out there. If you're gonna change the Red Rock Overlay District, you're gonna have to go out to Blue Diamond.

AMUNDSEN And we anticipate that one.

GIBSON Well, and I think a hybrid opportunity exists too. I mean, we may have consultants, um, on a Zoom call while we have staff in the room, so that we can ... if there is a meeting, for instance, we could hold a meeting here and project it and, uh, folks could participate. But it, it's really helpful if we have someone on the ground who might be able to take three or four folks aside when issues come up and talk them through it. This is-

AMUNDSEN Absolutely.

GIBSON When we get gra- more granular, it's gonna be timed. We're gonna find things that seemed obvious, but all of a sudden, people are seeing them and understanding them. And when that happens, maybe everyone doesn't need the answer, but the ones who do are gonna be active. And we want that. We want everyone to understand what we're talking about. If there's feedback, um, if there's little feedback, uh, un- until after we've adopted the code, we'll regret the fact that we didn't get more.

And of course, I understand that with the, um, Zoom type meetings, what, what we're really saying is there's no reason everyone can't participate. But the reality is not everyone, um, will. And they, they feel like they need a meeting. They need to be able to sit there and ask questions as they come into their minds after the presentation. So, I think we can work through all of that. But I encourage us to keep an open mind about how we do that.

AMUNDSEN And I, I still ... And I also believe that if we keep, um, pushing our, you know, our flyers, asking people those that can get online to get online, and to look at it, and ask us questions. And we still have our, you know, our email for Transform Clark County. We have all of that. Again, we'll be able to get the sense of who is missing out as well. So, I think let us get through our, our first two weeks of Zoom, and then I'll work with all of you to see what other opportunities we have.

KIRKPATRICK Mister Chair, may I ask one more question just on process?

GIBSON Of course.

KIRKPATRICK So, um, when some of these things do happen, so let's say that you told me that it's June more comments to get all that. So, before you make any changes, and you put it out publicly, um, would we know that? Because honestly, I read about Moapa being obsolete on Facebook, right? So, is ... how do, how do we ensure that...

GIBSON (laughs)

KIRKPATRICK ...we at least know how to answer the phone calls when they come? Can we not send it out until we can see the whole draft of that? Or did I miss a meeting that I should have been at? Or was I not paying attention? 'Cause it's possible, but I'm just saying that, um, I, I know it's a priority, but I, I got to figure out maybe I have to put it in my purse, so I clean it out once a week. Um, but I might have missed it. But I just wanna know if we're gonna obsolete some

KIRKPATRICK things, or we're gonna change it before the public does, because at least when I get the phone call, I know how that works.

AMUNDSEN We'll do a better job of communicating that. Yes. But we're not, um, as we did with this, before we send anything out to the ... whenever before we finalize anything and send it out to the public, we will send it to the Board, um, a few weeks in advance just in case you see something that jumps out that you're like, "Oh, my word, I can't ... I, I know that my constituents won't like that." So, we'll have that discussion.

KIRKPATRICK And could I just request that it be a hard copy that I could carry it wherever I go?

AMUNDSEN Absolutely. Yes.

KIRKPATRICK Thank you. (laughs)

GIBSON Thank you. Thank you, sir.

GOEBEL Thank you.

GIBSON Appreciate it. There being no action on the item, we'll not be taking public comment on it. We'll move to the next item, which appears to be what, item 24?

**ACTION:** No action was taken by the Board.

**ITEM NO. 20** ET-21-400170 (UC-1223-07)-MRC I FUNDING CORPORATION:  
 HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME for the following: 1) a High Impact Project; 2) an expansion of the Gaming Enterprise District; 3) a resort hotel consisting of 3,250 hotel rooms; 4) 250 resort condominiums; 5) public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; 6) increase the height of the high-rise towers and structures; 7) associated accessory and incidental commercial uses, buildings, and structures; and 8) deviations from development standards.  
 DEVIATIONS for the following: 1) reduce on-site parking; 2) reduce the height setback ratios; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.  
 DESIGN REVIEWS for the following: 1) a resort hotel/casino with high-rise towers including kitchens in rooms; and 2) all other accessory and incidental buildings and structures on 15.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)

**ACTION:** Deleted from the agenda (held to August 17, 2022, per applicant)

**ITEM NO. 21** UC-22-0040-ATHARI REZA & FATANEH FAMILY TR & ATHARI G. REZA & FATANEH TRS:  
 HOLDOVER USE PERMIT to allow a cannabis establishment (cultivation).  
 DESIGN REVIEW for an addition to an existing office/warehouse building on 0.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/sd/jo (For possible action)

**ACTION:** Deleted from the agenda (held to June 22, 2022, per applicant)

**ITEM NO. 22** VS-22-0163-PLACID INDUSTRIAL 2021, LLC:

VACATE AND ABANDON easements of interest to Clark County located between George Crockett Road and Arby Avenue (alignment), and between Placid Street and La Cienega Street within Enterprise (description on file). MN/lm/jo (For possible action)

**ACTION:** Deleted from the agenda (held to June 8, 2022, per applicant)

**ITEM NO. 23** WS-22-0162-PLACID INDUSTRIAL 2021, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) waive landscaping; and 3) modified commercial driveway design.

DESIGN REVIEW for a proposed office/warehouse complex with outside storage on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Placid Street and the north side of Arby Avenue (alignment) within Enterprise. MN/lm/jo (For possible action)

**ACTION:** Deleted from the agenda (held to June 8, 2022, per applicant)

**ITEM NO. 24** 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)

AMUNDSEN

Next are Items 24, 25 and 26, which can be heard together. Item 24, WC-21-400180 (WS-67414), holdover waiver of conditions of a waiver of development standards requiring per revised plans dated 9/17/14 in conjunction with an existing office warehouse building on 16.5 acres, and an empty design manufacturing AE-60 zone in the CMA design overlay district. Item 25, UC-21-0655, holdover use permit to allow unscreened loading spaces, waivers of development standards for the following, allow unscreened loading in service areas with roll up overhead doors, allow less than 10% of the building to be located within 100 feet of the front property line. Alternative driveway geometrics allow a pan driveway design reviews for the following, a distribution center, an office warehouse building, finished grade on, on 19.4 acres and an empty design manufacturing AE-60 zone in the CMA design overlay district.

Item 26, DR-21-0708, holdover design reviews for the following, parking lot modifications, alternative parking lot landscaping in jun- in conjunction with an existing office warehouse building on 16.5 acres in MD design 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.

GIBSON

Good morning, Mister Gronauer.

BOB GRONAUER

Good morning, Mister Chairman, Commissioners. My name is Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing, uh, Schnitzer, uh, Properties. Uh, they are an industrial developer. Uh, this is a piece of property that, um, we have been working with Commissioner Naft for, uh, for several months. I think I can some everything up here, um, Mister Chairman, with respect to that we've worked very hard with the Commissioner, uh, Tiffany Hesser, his liaison. I wanna thank, uh, Antonio and Jason and his staff and, and the planning



GRONAUER

department. Uh, we had a lot of, uh, design, uh, work with respect to the driveways for throat depths. Uh, we worked on our circulation plan along Lindell and on Westwind as a, as a whole, uh, development works in this area.

Uh, that being said, I think it's ... I can be fairly short, much shorter than the length it took for us to get to where we are today, uh, to ask you to approve the application as we have submitted our revised plans. And I'm sure staff is here, especially we were working on it with some public works issues that we're working on, on, uh ... I think it's, uh, on the last item of the three items that are here. Um, so with that being said, I'd ask you to approve the application as we submitted with our revised plans, um, to address the public works concerns.

GIBSON

Thank you. And that completes your presentation?

GRONAUER

Yes, sir.

GIBSON

Thank you. 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. I've spoken with Commissioner Naft this morning. I would move approval subject to the revised drawings and staff's recommendations. Any discussion on the motion? Please cast your votes. The motion carries.

GRONAUER

Thank you.

GIBSON

And Commissioner, Commissioner Naft's attendance this morning is excused.

**ACTION:**

It was moved by Commissioner Jim Gibson and carried by the following vote that the application for Item Nos. 24, 25 and 26 be approved, subject to staff and additional conditions.

**VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

**VOTING NAY:**

None

**ABSENT:**

Michael Naft

**ABSTAIN:**

None

**ITEM NO. 25 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:**

It was moved by Commissioner Jim Gibson and carried by the following vote that the application for Item Nos. 24, 25 and 26 be approved, subject to staff and additional conditions.

**VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

**VOTING NAY:**

None

**ABSENT:**

Michael Naft

**ABSTAIN:**

None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Per revised plans on file;
- 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 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;
- Right-of-way dedication to include 55 feet to back of curb Sunset Road, 30 feet for Westwind Road, 35 feet to back of curb Lindell Road, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way, or the dedication of right-of-way to the back of curb, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that 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.

#### 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 #0468-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **ITEM NO. 26 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:**

It was moved by Commissioner Jim Gibson and carried by the following vote that the application for Item Nos. 24, 25 and 26 be approved, subject to staff and additional conditions.

#### **VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

#### **VOTING NAY:**

None

#### **ABSENT:**

Michael Naft

#### **ABSTAIN:**

None

#### 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 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

- Applicant is advised that off-site improvement permits may be required.

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) reduce departure distance; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade on a 6.2-acre portion of a 9.3-acre site in an M-D (Design Manufacturing) (AE-65) (APZ-2) Zone. Generally located on the northwest corner of Lamb Boulevard and Judson Avenue within Sunrise Manor. TS/sd/jo (For possible action)

**ITEM NO. 28 WS-22-0160-BRIGGS, ROD & MICKI:**

**ACTION:** Deleted from the agenda (held to June 8, 2022, per Commissioner Kirkpatrick)

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) access to a local street; 3) landscaping; and 4) alternative driveway geometrics.  
DESIGN REVIEW for a multiple family residential development on 0.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located between Lake Mead Boulevard and Meikle Lane, 135 feet west of Linn Lane within Sunrise Manor. MK/al/syp (For possible action)

**ITEM NO. 30 WS-22-0181-MEVIUS, LLC:**

AMUNDSEN

Next is item 30, WS-22-0181, waivers of development standards for the following, eliminate parking lot landscaping, eliminate cross-access, reduce parking, reduce driveway width. Design reviews for the following, an office warehouse facility finished grade on 1.1 acres, in an M-1 light manufacturing zone, generally located on the east side of Stephanie Street, 875 feet north of Emerald Avenue within Whitney.

**JOHN LOBMAN**

Morning. John Lobman, 8985 South Eastern, representing the applicant, uh, who is Polar Shades. Um, this project is, uh, uh Polar Shades has an existing operation on Stephanie. This is kind of an expansion to that operation. This is actually designed to house his powder coating operation. So, there's a couple of waivers we've asked for. Uh, Town Board supported all of them. Staff is, uh, not supporting the driveway width on to Stephanie, (crosstalk) which is 32 feet where 36 feet is required, 'cause it's an 80-foot right away on Stephanie.

So, our justification for that is that this is an extension of ex- his existing operation, and we're providing this connection to his existing operation. This is actually a ramp. There's a grade differential there. So, most of the traffic is going between these two buildings, um, through this ramp. And although this, this driveway will be used, it won't be used, um, fully as if this were standalone facility. So happy to answer any questions.

Thank you. Does that complete your presentation?

That does.

And Antonio, let me just ask, uh, on the driveway width principally because this is not the primary driveway, um, is public works, um, agreeable to the waiver that is signed?

We are, Commissioner. Thank you.

Thank you. This is a public hearing. Is there anyone who wishes to speak on this item this morning? There being no one, the public hearing is closed. And I would move approval of, uh, the item, including, um, all of the waivers which would include the reduced driveway width waiver, and in all other matters subject to staff recommendations and conditions. Any discussion on the motion? Please cast your votes. Motion carries. Thank you.

would include the reduced driveway width waiver, and in all other matters subject to staff recommendations and conditions. Any discussion on the motion? Please cast your votes. Motion carries. Thank you.

Thank you.

It was moved by Commissioner Jim Gibson and carried by the following vote that the application be approved.

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

None

Michael Naft

None

## Current Planning

- 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.

- Comply with approved drainage study PW21-18480;
- 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 the gate for the emergency access driveway must be out of the public right-of-way; that the proposed driveway location may need to be relocated so the existing utility poles are not in the sight visibility zones or the utility poles may need to be relocated or moved underground; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0114-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **ITEM NO. 31** ZC-22-0119-CENTURY COMMUNITIES NEVADA, LLC:

HOLDOVER ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-E (Rural Estates Residential) Zone.

USE PERMITS for the following: 1) a residential planned unit development (PUD); and 2) reduce the building setback from project perimeters.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) increase wall height; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) a detached single family residential planned unit development; and 2) finished grade. Generally located on the east side of Fort Apache Road and the south side of Hammer Lane within Lone Mountain (description on file). RM/md/jo (For possible action)

AMUNDSEN

Next is Item 31, ZC-22-0119, holdover zone change to reclassify 1.9 acres from an RE rural estates residential RNP-1 zone to an RE rural estates residential zone use permits for the following, a residential plan unit development, PUD, reduce the building setbacks from pro- from project perimeters. Waivers of development standards for the following, reduce the area of the PUD, increase wall height, offsite improvements, curb, gutter, sidewalks, streetlights, and partial paving. Design reviews for the following, a detached single-family residential plan unit development finished grade, generally located on the east side of Fort Apache Road in the south side of Hammer Lane within Lone Mountain.

GIBSON

Good morning.

JOHN SULLIVAN

Good morning, Mister Chairman. John Sullivan, 1980 Festival Plaza Drive on behalf of the applicant Century Communities. Uh, so what we have before you is a four lot cul-de-sac on the, on the southeast corner of Fort Apache and Hammer. It's nearly a cookie cutter of one that you approved a month and a half ago here for Century Communities. As far as the project layout design, almost identical. The ... But for the application purposes, it's gonna be different, and I'll, and I'll get to that. Um, but I did wanna, wanna point that out, because

there's no different in the, in the actual layout of the property.

Um, so this is within the inner local, and part of what we're doing is asking for a zone change from an RE RNP to RE, uh, and a special use permit for a PUD, and it's basically, uh, a change in time. So were we in front of you 18 months ago, that wouldn't be required, but when the County changed its code to not allow the measurement out to the middle of the street, it makes this property, which is the same two-and-a-half-acre property that this was in gross size initially a smaller. So, where this one is slightly over two at 2.1, this one becomes 1.9, and the code requires at least two acres for the four - uh, within our ER RNP for the, for the four lot cul-de-sac.

So I think we just have an unintended consequence of that code change, and hopefully, with regard to, um, moving forward, and obviously, the, the big speech that we had earlier with the code change classification, that 20,000 square foot gross lots which this, which this project has all four have, um, or something that would be moving forward and as intended that in this area of RE that four lot cul-de-sacs on the old gross to 2.5 acre lots is something that's intended.

Um, so with regard to kind of that unintended consequence discussion, here's a map showing the, the project itself is in green. Everything in blue is approved, didn't require this PUD adjustment, but would if it, if it was in front of you today. So, I just wanted to show how conforming the discussion is that we're having. So, the property directly to our north, to our west, and to our south would all have required the exact same thing. And it's essentially properties that are on Ann, properties that are on Fort Apache, uh, and properties to the, to the south on Lone Mountain. Those are the large streets, so they, they create this unintended consequence. So, each of those would have been before you for this exact same, um, change. Hopefully, as we work through the process of the, uh, of the rewrite to the code that this would be scooped up, and this is a small window of time that, that stuck in this unintended consequence.

So, as I mentioned, the project before looks almost identical, um, to the other. What I've done is, is there's two discussions. One of them is, is with regard to, um, how the property has to drain, what that does for wall height, and what it does also with the lot size. We don't need to deal with net lot sizes here because of the PUD, but I wanna point it out. Same as the other one, this property will need to drain out onto Hammer, and run sewer out onto Hammer. And as you all know, the, the natural slope of the land there is relatively severe from, from northwest to southeast, running in this direction.

So that creates a little bit higher wall, um, the greatest of the wall here in, in this corner, and also requires for the drainage to work its way out. And, and it's been provided for here, essentially identically to what we had done on that project six weeks ago. The additional reductions in, in net lot are created by the sidewalks that are added on both sides, the landscape that's being provided on, on both streets along with the, uh, detached sidewalk on Fort Apache. And then the second one just for clarity, um, shows you the retaining wall height that's required, with the highest of those retaining walls being in the red, as you can see coming over on this corner.

GIBSON

And because that isn't as clear in, in what, what we're seeing here, just tell us what the maximum height of the retaining would ... walls would be.

SULLIVAN

Maximum retaining would be six feet on top of that six-foot decorative, which is the, the red color in there, and that's part of the application. So, the three, um, waivers of development standards are to reduce a PUD to 1.9 where five acres is, uh, typically required to increase the wall height to 12 feet, which is that six-foot retainer and the six-foot decorative. Um, but again, in a limited area is it that tall. Uh, and way full offsite improvements on Hammer, the rest of the entire street of Hammer has waved offsite, so it's to keep with the rural neighborhood on, on that side.

The, the overall design review itself is the four lots. Um, all lots, again, as I had mentioned, are over 20,000 square foot gross. Um, these will all be single-story homes, the maximum height 23, uh, feet, with the homes being from 3,000 to, um, just over 3,700 square feet, which is an identical product that we're placing, or obviously, there'll be different fronts, uh, to what's being placed six feet to the ... 600 feet to the east of this. Um, I don't think those are ... So with that, I would, uh, uh, end the presentation, be open to any public comments or your questions.

SULLIVAN

GIBSON

Thank you. And that completes your presentation. Uh, this is a public hearing. Is there anyone who wishes to speak on this item? There being no one, the public hearing is closed. Commissioner Miller.

ROSS MILLER

Thank you. Appreciate that. Uh, I, I, I certainly understand that, uh, we approved a very similar development on, uh, April 6th. Uh, that development, however, did not require a zoning change. I understand the complexities with moving forward with the, the, the code update and the fact that the ... this holdover issue may be eventually resolved, but it isn't resolved to date, um, and requesting a zoning change, uh, is, is, uh, brought opposition from staff, uh, along with, uh, quite a number of the neighbors, um, that we did have some neighbors on the April 6th agenda item that were concerned with the layout. Uh, we, you know, we were able to talk to them and, and eventually get them a little bit more comfortable with the development on this one.

Uh, you know, they do remain concerned with the zoning change, and, and I would agree. Um, you know, staff notes in the report that the project sites surrounded by multiple properties within the RNP overlay district, uh, and the zone change would create a single isolated development located outside of the overlay district also conflicts with the inter local agreement, uh, which, uh, is I find problematic. Um, and I, I don't think much has changed, unfortunately, since we, we last met and, and discussed the, the basis of, uh, my opposition to this project as currently contemplated would, would certainly be willing to work with you, uh, if there were amendments to this plan that would bring it in conformity when to required zone change. Or certainly if we amend the process going forward, that would change the rule. But, uh, those are my concerns. If there's not any other questions, I'll make a motion.

SULLIVAN

And just as a reference with the ... for the inter local, of course, we did



SULLIVAN approach the City before this and got, uh, Councilman Anthony's approval to move forward with this, given the unique circumstances of it, as is required.

GIBSON Thank you. So, so your final comment, is that inviting, or is that suggesting that when you make your motion, it would be a motion without prejudice to return if those comments are reflected in a change?

MILLER Yes, yes.

GIBSON Okay.

MILLER I'll make a motion to deny it, uh, without prejudice.

GIBSON There's a motion for denial without prejudice by Commissioner Miller. Any discussion on that motion? Please cast your votes. Motion carries. Thank you, sir.

SULLIVAN Thank you very much.

**ACTION:** It was moved by Commissioner Ross Miller and carried by the following vote that the application be denied without prejudice.

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

**ITEM NO. 32** ZC-22-0168-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:

ZONE CHANGE to reclassify 9.9 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.

USE PERMITS for the following: 1) a residential planned unit development (PUD); 2) reduce the building setback from project perimeter; 3) reduce communication tower setback to street; and 4) communication tower separation to residential.

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

DESIGN REVIEWS for the following: 1) a detached single family residential planned unit development; and 2) finished grade. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise (description on file). JJ/bb/jo (For possible action)

**ACTION:** Deleted from the agenda (held until June 8, 2022, per the applicant)

**ITEM NO. 33** VS-22-0172-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Le Baron Avenue alignment, and between Buffalo Drive and Tenaya Way within Enterprise (description on file). JJ/bb/jo (For possible action)



GIBSON on this item? There being no one, the public hearing is closed. Commissioner McCurdy.

WILLIAM MCCURDY II Thank you, Mister Chairman. Uh, it's been a pleasure to work with you on this project. Uh, I move for approval, uh, with the, um, withdrawal of waiver number one that requires, uh, detached side ... that ask for a waiver of detached sidewalk. And also, we would like to see, uh, some more mature landscaping in there as well. Is that okay?

ALLEN Sure.

MCCURDY All right. Uh, with that being said, I move for approval, uh, subject to staff's recommendations.

GIBSON There's a motion for approval by Commissioner McCurdy. Any discussion on that motion? Please cast your votes. Motion carries. Thank you.

ALLEN Thank you very much.

**ACTION:** It was moved by Commissioner William McCurdy and carried by the following vote that the application be approved, subject to staff and additional conditions.

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

## CONDITIONS OF APPROVAL -

### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Mature landscaping along detached sidewalk;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the parcels may be required to be combined prior to issuance of building permits; 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 waivers of development standards and design reviews must commence within 2 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.
- 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 Nevada

Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0313-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1 WAS WITHDRAWN WITHOUT PREJUDICE.

**ITEM NO. 36** NZC-22-0090-BELTWAY DEWEY, LLC:

ZONE CHANGE to reclassify 10.3 acres from an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone to an R-5 (Apartment Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce landscaping; and 3) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, and the north side of Diablo Drive within Spring Valley (description on file). JJ/jt/jo (For possible action)

**ACTION:** Deleted from the agenda.

**ITEM NO. 37** NZC-22-0101-NEVADA CENTRAL ENTPRS LLCC:

ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) eliminate landscaping adjacent to a less intensive use.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the west side of Durango Drive, 310 feet north of Wigwam Avenue within Enterprise (description on file). JJ/md/jo (For possible action)

AMUNDSEN

Next are Items 37, 38 and 39, which can be heard together. Item 37, NZC-22-0101, zone change, to reclassify 2.5 acres from an RE rural estates residential zone to an R-2 medium density residential zone. Waivers of development standards for the following, increased wall height, eliminate landscaping adjacent to a less intense use. Design reviews for the following, single-family residential development, finished grade, generally located on the west side of Durango Drive, 310 feet north of Wigwam Avenue within Enterprise. On this item, Public Works would like to amend bullet number four to read right away dedication to include 45 feet to 55 feet to the backup curb for Durango Drive, and also add a condition, backup curb radius on the ingress side of Durango Drive and private street intersection is permitted to be no less than 20 feet.

Item 38, VS-22-0102, vacate and abandon easements of interest to Clark County located between Wigwam Avenue and Ca- Camaro Avenue alignment, and between Durango Drive and Riley Street alignment within Enterprise. Again, Public Works request that we amend bullet number one to read right away dedication to include 45 feet to 55 feet to the back of curb for Durango Drive.

AMUNDSEN

And then Item 39, TM-22-500035, tentative map consisting of 19 lots and common lots on 2.5 acres in R-2 medium density residential zone, generally located on the west side of Durango Drive, 310 feet north of Wigwam Avenue. Public Works would request that we amend bullet number four to read right away dedication to include 45 feet to 55 feet to the back of curb for Durango Drive, and add the backup curb radius on the ingress, ingress side of the Durango Drive and private drive in- or private street intersection is permitted to be no less than 20 feet. In addition, we did re- we did receive revised plans dated April 13, 2022. So, we would, would request that if this is approved, it be per the revised plans.

GIBSON

Thank you. Good morning.

CUNNINGHAM

Good morning. Robert Cunningham 6030 South Jones Boulevard with Taney Engineering, representing Summit Homes. Uh, what we're here for is a two-and-a-half-acre site located on Durango, uh, just to the south of Camaro. Wigwam is just to the south of us as well. Um, it is completely, um, landlocked, other than access to Durango. Presently, it's master planned. I'm sorry. Let me try to help. There we go. Presently, it's master planned in pink, which is for commercial, and then it's zoned RE. But recently, if I can pan down to the zoning one just a little bit south of this on the page.

GIBSON

Would you please pan down? There you go.

CUNNINGHAM

Thank you. Everything in orange-ish color is R-2 zoning. We're asking for the same zoning, uh, to the north of us was just rezoned and built by Century Communities in the past few years. Uh, not directly to the south of us, but south of that was another subdivision. Recently it's, um, constructed. So, we're doing what is following the trend of the area, which is not predominantly res- or a commercial, but more residential.

Our site plan, uh, we did work on this, and since we only have access to Durango, the concern that was written in the staff report was Durango is a very high-speed street, 45 miles an hour. Uh, with three lanes of travel planned for each direction, people come in and slowing down and turning into the, the subdivision, the thought process was that it could create backup issues. So, what we've done to alleviate that, and the revised site plan we've submitted has a right turn lane dedicated to turning into the subdivision. With that, we believe this will aid our subdivision and allow people to get out of the travel lane, slow down, make the attorney movement safe, safely without backing up traffic on to Durango.

Uh, for the 19 lots, we believe that's, uh, more than adequate. Um, we're in agreement with all of the recommendations that staff has, if approved, and the revised conditions that Public Works read into record. Um, I'm gonna conclude my presentation at that point. And if you have any additional questions, I'd be happy to answer. Thank you.

GIBSON

Thank you. 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 Jones.

JONES

Thank you, Mister Chair. Um, thank you, Mister Cunningham for your presentation. I know there were concerns that were raised by Public Works and by the Town Board with regards to stacking on Durango. Appreciate your revised plans and attempts to address those concerns. This is an infill piece. Um, I would not normally allow as many waivers as, uh, this on something that was on a lower density street. But I believe that this improves traffic flow on Durango Drive. Therefore, I will move for approv- approval of agenda items number 37, 38 and 39, sublet ... subject to the Public Works stated, uh, amendments to their bullet points on the if approved conditions and subject to the revised plans.

GIBSON

There's a motion for approval by Commissioner Jones. Any discussion on the motion? Please cast your votes. Motion carries.

CUNNINGHAM

Thank you.

GIBSON

Thank you, sir.

**ACTION:**

It was moved by Commissioner Justin Jones and carried by the following vote that the application for Item Nos. 37, 38 and 39 be approved, subject to staff and additional conditions.

**VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

**VOTING NAY:**

None

**ABSENT:**

Michael Naft

**ABSTAIN:**

None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Resolution of Intent to complete in 4 years;
- Per revised plans dated 4/13/22;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

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

- Full off-site improvements;
- Right-of-way dedication to include 45 feet to 55 feet to the back of curb for Durango Drive;
- The back of curb radius on the ingress side of the Durango Drive and private street intersection is permitted to be no less than 20 feet;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that 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.

#### 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 #0409-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **ITEM NO. 38** VS-22-0102-NEVADA CENTRAL ENTPRS LLC:

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Camero Avenue (alignment), and between Durango Drive and Riley Street (alignment) within Enterprise (description on file). JJ/md/jo (For possible action)

#### **ACTION:**

It was moved by Commissioner Justin Jones and carried by the following vote that the application for Item Nos. 37, 38 and 39 be approved, subject to staff and additional conditions.

#### **VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

#### **VOTING NAY:**

None

#### **ABSENT:**

Michael Naft

#### **ABSTAIN:**

None

#### 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 45 feet to 55 feet to the back of curb for Durango Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any

corresponding easements for any collector street or larger;

- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**ITEM NO. 39** TM-22-500035-NEVADA CENTRAL ENTPRS LLCC:

TENTATIVE MAP consisting of 19 lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Durango Drive, 310 feet north of Wigwam Avenue within Enterprise. JJ/md/jo  
(For possible action)

**ACTION:**

It was moved by Commissioner Justin Jones and carried by the following vote that the application for Item Nos. 37, 38 and 39 be approved, subject to staff and additional conditions.

**VOTING AYE:**

Jim Gibson, Justin Jones, Marilyn Kirkpatrick, Tick Segerblom, Ross Miller, William McCurdy II

**VOTING NAY:**

None

**ABSENT:**

Michael Naft

**ABSTAIN:**

None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Per revised plans dated 4/13/22.

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 45 feet to 55 feet to the back of curb for Durango Drive;
- The back of curb radius on the ingress side of the Durango Drive and private street intersection is permitted to be no less than 20 feet;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that 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.



Current Planning Division - Addressing

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0409-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**ITEM NO. 40** AG-22-900190: Receive the required 2-year review of the Coyote Springs Investment, LLC Development Agreement. MK/jvm (For possible action)

AMUNDSEN

Next is Item 40, AG-22-900190, which is to receive the required tier your review of the Coyote Springs Investment LLC development agreement per NRS. Um, every 24 months, we have to look at anything that we have a development agreement through to see what the progress has been. At this point, Coyote Springs has kept all of their permits and approvals active, but they have done nothing due to issues with the State Engineer. I'm trying to not go into details, but this is just to receive a report.

GIBSON

Thank you. And we have ... Is there someone here who wishes to discuss this item or share their thoughts on it? So, this is a public hearing item. I'll open the public hearing and take comment.

EMILIA CARGILL

Good morning, Commissioners. Emilia Cargill, Coyote Springs Investment, 3100 State Route 168 Coyote Springs, Nevada, and I would be happy to answer any questions. As, um, Miss Amundsen said, this is simply to submit it. We, we basically turn it in, and you receive it. However, I am happy to answer any questions that you may have.

GREG BORGEL

And I'm Greg Borgel, 3747 Heritage Avenue. I assist, um, Miss Cargill in the applications that come before you if-

GIBSON

Are there questions or concerns? There being none, then if this wasn't supposed to be a public hearing, we ... this is just belt and suspenders today. In any case, it's closed. Uh, the public hearing is closed and will ... uh, there is no action to be taken. We've ... You've submitted. We've received. And there being no comment, thank you very much for appearing today.

CARGILL

Thank you.

BORGEL

Thank you.

**ACTION:**

No action was taken by the Board.

**ITEM NO. 41** AG-22-900305: Discuss whether to initiate a zone boundary amendment for APN 070-11-801-013 from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone in Moapa Valley, and direct staff accordingly. (For possible action)

AMUNDSEN

Next item is 41, AG-22-900305, is to discuss whether to initiate a zone change

AMUNDSEN boundary amendment for APN 070-11-801-013 from an RE rural estates residential zone to a PF public facilities zone in Moapa Valley, and direct staff accordingly. This was a request from the Commissioner for, um, a rezoning to public facility because this property is going to be used for public facility.

GIBSON Does the Commissioner have anything more to add to that?

KIRKPATRICK No. It's, uh, power and water out there, just so they have somewhere to put all their stuff. So (inaudible).

GIBSON We have your direction then. Thank you.

**ACTION:** Staff was directed to proceed.

**ITEM NO. 42** ORD-22-900176: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, INC for a residential subdivision (Pyle - Arville) on 23.88 acres, generally located south of Pyle Avenue and east of Arville Street within Enterprise. JJ/dd (For possible action)

AMUNDSEN Thank you. Next are ordinances for introduction, Item 42, Ordinance 22-900176 is a request that you introduce an ordinance to consider adoption for development agreement with KB Home Las Vegas, Inc. for residential subdivision Pyle and Arville. We request this be set for public hearing for June 8, 2022.

GIBSON I'll introduce the ordinance and set the public hearing for June 8, 2022, at 9:00 AM.

**ACTION:** There being no objections, Chair Gibson set the matter for public hearing on June 8, 2022, at 9:00 a.m.

**ITEM NO. 43** ORD-22-900330: Introduce an ordinance to consider adoption of a Development Agreement with Two Fifteen West, LLC for an office development (Rafael Rivera - Cimarron) on 2.1 acres, generally located north of Rafael Rivera Way and east of Cimarron Road within Spring Valley. MN/dd (For possible action)

AMUNDSEN Item 43, Ordinance 22-900330, request that to introduce an ordinance to consider adoption of the development agreement with 215 West LLC for an office development, Rafael Rivera and Cimarron. We request this be set for June 8, 2022.

GIBSON I'll introduce the ordinance and set the public hearing for June 8, 2022, at 9:00 AM.

**ACTION:** There being no objections, Chair Gibson set the matter for public hearing on June 8, 2022, at 9:00 a.m.

**ITEM NO. 44** ORD-22-900333: Introduce an ordinance to consider adoption of a Development Agreement with 5051 SLV, LLC and DLV-H Owner, LLC for the Dream Las Vegas Resort Hotel on 4.9 acres, generally located east of Las Vegas Boulevard South and 500 feet south of Russell Road (alignment) within Paradise. JG/sr (For possible action)

AMUNDSEN Item 44, Ordinance 22-900333, introduce an ordinance to consider adoption of a development agreement with 5051 SLV LLC and DLV-H owner LLC for the

AMUNDSEN Dream Las Vegas Resort Hotel. We request this be set for public hearing for June 8, 2022.

GIBSON And I'll introduce the ordinance and set the public hearing for June 8, 2022, 9:00 AM.

**ACTION:** There being no objections, Chair Gibson set the matter for public hearing on June 8, 2022, at 9:00 a.m.

**PUBLIC COMMENT:**

AMUNDSEN And now it's a second opportunity for public comment.

GIBSON If there are folks who wish to make public comment, we invite you forward. Please state your name, spell your last name, and please, uh, respect our three-minute rule. Good morning.

ED UEHLING Can you pass them out? Right.

GIBSON Thank you.

UEHLING Thank you. Yes. My name is Ed Uehling. And in your, uh, meeting a month ago, uh, your so-called lawyer permitted, uh, 1,000 homes to be placed under one, uh, the authority of one person. Our commissioner, Tick Segerblom now has control, total control over 1,000 homes in Paradise Valley, uh, Parad- in, uh, Para- Paradise Palms. Um, and we're facing a situation where in, uh, because of the short-term rental law, you're gonna be placing, um, very severe restrictions on the 600 acres that are, that are ... that surround each resort hotel. That involves thousands of properties. And I, uh, ask the, uh, Planning Commission, "Well, are you going to advise the people that, that their property is going to be, uh, inhibited with what they can do in the future? A huge restriction is going to be placed on these thousands of property." And they said, no, they're not going to even advise the, the thousands of homeowners and property owners surrounding the, uh, the, uh, the, um, uh, resort hotels.

And even worse, it's the resort hotels who're going to be able to dictate, uh, what people can do, the other people can do with their own property. That's, that's, uh, from my point of view, it's unprecedented. I'm sure it's fine with your, your, uh, your, uh, law, lawyer, so-called lawyer. Um, but, uh, it's a, it's a huge, um, impact on our ... the value of our properties. And, uh, I would appreciate it, uh, and request that you at least advise the people you're going to be stealing, uh, a major part of the value of their properties.

GIBSON Is there anyone else who wishes to offer testimony on during our public comment period? There being no one, the meeting is adjourned. Thank you.

There being no further business to come before the Board at this time, at the hour of 10:28 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