

Board of County Commissioners

CLARK COUNTY, NEVADA

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COMMISSION CHAMBERS, GOVERNMENT CENTER
500 SOUTH GRAND CENTRAL PARKWAY
LAS VEGAS, NEVADA 89106
WEDNESDAY, AUGUST 3, 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 3rd day of August 2022 at the hour of 9:00 a.m. The meeting was called to order at 9:01 a.m. by Chair Gibson and on roll call, the following members were present, constituting all the members:

CALL TO ORDER

CHAIR AND COMMISSIONERS:

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

Absent:

None

Also Present:

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

ITEM NO. 1 Public Comment

JIM GIBSON Good morning. This is the time for our Zoning Meeting and the meeting will come to order. The first item on our agenda is public comment. We'd invite anyone who wishes to make a comment specific to an item on our agenda to please come forward. State your name, spell your last name, and tell us which item you're speaking to. And please confine yourself to three minutes...

MARGARET ANN COLEMAN Thank you-

GIBSON ... per our rules.

COLEMAN Good morning.

GIBSON Good morning.

COLEMAN My name is Margaret Ann Coleman, C-O-L-E-M-A-N. I'm addressing you concerning public comments. That is the reason why I'm here. This is concerning public records. As you know, the definition of public records is the loca-... people and find critical information about their co-, uh, connection, uh, asset and more. The permanent, uh... premier public record search to for discovery data, other resources might missed. Know about parties, find assets, online legal resource or research, free demos. I presented in North Las Vegas trying to defend my equal rights concerning ownership. And I had addressed the judge. I took it to that level. This is the records here. If someone could take it and you can look at it, or do you want a copy of it?

Now I presented him that. This is also a picture of the information I'm trying to present in color. I presented to him my court order, letting him know that the house that I was in was exemptions. And it was credit in due from the defendant. That is a particle, a part and emerging of concerning foreclosure that caused me this disaster of income. Steve Wynn, Shannon (inaudible), it was a third party of collection of on my, uh, a win concerning, uh, 20489... 204984. That is this court order right here stating that they're to pay me, uh, in full what is credit and due and on forth with. From the State of Nevada, as well as the Golden Nugget and ex-... uh, the executive director of the employment and the security department.

Now I have to explain to you concerning the discrimination and equal rights that you have not met. You have defied my rights. I have given you and I have addressed you civilized in manner and uh, each time I come. Me and my daughter is being placed into the streets. We're tired. What is wrong with the people here in Nevada? They want to smoke weeds that belongs to roaches and insects. Now you are food for them. I was not supposed to say that.

GIBSON Thank you, Miss Coleman. Next speaker. There being no others, we'll... The next item on our agenda is approval of the agenda. Miss Amundsen.

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

NANCY AMUNDSEN This is the time to approve the agenda. After considering any additions or deletions of items, staff has the following requests: Withdraw without prejudice,

AMUNDSEN

Item 27 ET-22-40008;3 (UC-0906-15). Hold to the August 17th, 2022, BCC Meeting. Item 14, ZC-22-0333, Item 28, UC-22-0319; Item 33, WS-22-0147; Item 35 WS-22-0359. Hold to the September 21st, 2022, BCC Meeting Item 34, WS-22-0343. Hold to the February 8th, 2023, BCC Meeting, Item 25, ET-21-400129 (ZC-0425-17). The above public hearing items are going to be open as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 14, 25, 27, 28, 33, 34 and 35, the agenda stands ready for your approval.

GIBSON

Are there any other changes to the agenda at the pleasure of the Board? There being none, I'll entertain- entertain a motion.

JONES

Move for approval of the agenda with the stated changes.

GIBSON

Commissioner Jones has moved approval with the changes, please cast your votes. The motion carries.

ACTION:

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

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

AMUNDSEN

The third item on the agenda is the approval of minutes. The minutes of the June 22nd, 2022, Zoning Meeting are ready for your approval.

JONES

Move for approval.

GIBSON

Commissioner Jones has moved approval. Any discussion? Please cast your votes. Motion carries.

ACTION:

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

ROUTINE ACTION ITEMS (4-24):

AMUNDSEN

Next are the routine action items, which consist of Items Number 4 through 24, except those items previously deleted. And Item Number 4, which will be heard separately. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, we have the following amendments. Item 11, UC-22-0353, add the following conditions for Public Works Development Review. A detached sidewalk shall be required on Rogers Street. Execute a license and maintenance agreement for non-standard improvements in the right-of-way or apply for a vacation of excess right-of-way. If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for your approval.

GIBSON

Thank you. Mister Celeste?

TONY CELESTE

Good morning, Mister Chairman, Commissioners. My name is Tony Celeste, address 1980 Festival Plaza Drive. Um, I would like to have Item 24 heard separately, please.

LUCAS Command that's, uh, was built a few years ago.

Um, so we do have stone at entry, um, some stone insets along the front of the building and kind of taking the, the same architecture as the front of the building. And it does wrap around the building with the stone in the same materials, uh, you know, for a, for nice foresighted, uh, architecture around the entire building.
(silence)

Let's see. I'm gonna briefly... Um, so for the floor plan, uh, facing Hollywood main entry come into secure vestibule, um, into the lobby, uh, for reports area, uh, for the public. And there is also a public meeting room, uh, which LVMPD they use this, uh, first Tuesdays of every month.

UNIDENTIFIED DEPUTY CHIEF Yes.

LUCAS Uh, for public meetings. And then they do host, uh, other events. So, the main, main public area is the vestibule in the lobby here, unless they're let back for other functions. All of the briefing room, locker rooms are on the back of the building. So, they have direct access back out to the secured parking. Uh, so that is the basic overview of the project. If you have any specific questions.

GIBSON Uh, we'll see if we do a little later. Does that complete your presentation?

LUCAS Yes.

GIBSON Okay. Uh, this is a public hearing. Is there anyone here who wishes to speak on this item? (silence) There being no one, the public hearing is closed, and this is in Commissioner Segerblom's District.

TICK SEGERBLOM Thank you, Mister Chairman. Um, I asked to have this matter pulled just because I know the three of us, uh, share this interest in this because you have the Southeast, uh, you have the Northeast and we're... this middle ground is kind of un- left un-uncovered. So, I think once this is opened, uh, that's gonna free up a lot of people in your areas and obviously help the, the mid- middle of, uh, East Las Vegas. So, it's very exciting for all of us. And I know in talking to you, Deputy Chief, um, the, the staff for this has yet to come, but, uh, just so you know, we're all here. We're willing to work with you, whoever it takes to, to get those people hired. So, thank you so much for bringing this presentation. Anything we can do to make sure this project is developed, we're, we're there. Thank you.

DEPUTY CHIEF Thank you, sir.

LUCAS Thank you.

GIBSON Do you have a motion?

SEGERBLOM Oh, I guess I make a motion... So, I make a motion to approve Item 4.

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

ACTION: It was moved by Commissioner Tick Segerblom, and carried by unanimous vote, that the application be approved subject to staff conditions.

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

- 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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0032-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 5 ET-22-400077 (UC-18-0276)-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:
USE PERMIT SECOND EXTENSION OF TIME for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative screening and buffering along Walnut Road; and 2) allow access to a collector street that is master planned for single family residential uses.

DESIGN REVIEW for Phase 1 of a 3-phase place of worship development on 3.3 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the north side of Owens Avenue and the east side of Walnut Road within Sunrise Manor. WM/hw/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

- Until May 16, 2024, to commence and review.
- 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 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. 6 ET-22-400078 (UC-18-0406)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:

USE PERMIT SECOND EXTENSION OF TIME for a quasi-public facility (youth referral service).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) trash enclosure; 3) reduce height setback; 4) reduce parking; and 5) alternative driveway geometrics and design.

DESIGN REVIEW for a 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 unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

- Until July 3, 2024, to commence and review as a public hearing.
- 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. 7 UC-22-0350-PALM MORTUARY, INC.:

USE PERMITS for the following: 1) event center; and 2) maintenance facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) modified driveway design standards.

DESIGN REVIEWS for the following: 1) event center; and 2) maintenance facility on 71.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Eastern Avenue and the north side of Robindale Road within Paradise. JG/bb/tk (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

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

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0321-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 8 VS-22-0336-NEW WEST RESIDENTIAL 1, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Placid Street and Fairfield Avenue, and between Robindale Road and Maulding Avenue (alignment) within Enterprise (description on file). MN/rk/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Placid Street, 40 feet for Robindale Road, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

ITEM NO. 9 WS-22-0335-NEW WEST RESIDENTIAL 1, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area for residential lots; and 2) increase wall height.

DESIGN REVIEW for finished grade in conjunction with a single-family residential subdivision on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Placid Street and the north side of Robindale Road within Enterprise. MN/rk/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Placid Street, 40 feet Robindale Road, and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

ITEM NO. 10 VS-22-0354-RUSSELL & ROGERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and between Rogers Street and Arville Street within Paradise (description on file). MN/gc/tk (For possible action)

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

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

ITEM NO. 11 UC-22-0353-RUSSELL & ROGERS, LLC:

USE PERMITS for the following: 1) retail; 2) restaurant; 3) on-premises consumption of alcohol (tavern); and 4) outside dining and drinking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow outside dining and drinking in conjunction with a tavern; 2) increased retaining wall height; 3) reduced driveway throat depth; and 4) reduced driveway approach

distance.

DESIGN REVIEWS for the following: 1) retail building; 2) restaurant building with drive-thru; 3) tavern building with outside dining and drinking; 4) alternative parking lot landscaping; and 5) finished grade on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the southeast corner of Russell Road and Rogers Street within Paradise. MN/gc/tk (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

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 new 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

- Execute a License and Maintenance Agreement for non-standard improvements in the right-of-way or apply for a vacation of excess right-of-way;
- A detached sidewalk shall be required on Rogers Street;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that 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 #0237-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 12 WS-22-0358-ALDABBAGH, OMAR:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall sign area; and 2) increased average letter height of a wall sign.

DESIGN REVIEW for proposed signage in conjunction with an existing adult cabaret establishment on 0.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the west side of Highland Drive, 636 feet south of Edna Avenue within Winchester. TS/jor/tk (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

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

ITEM NO. 13 ZC-22-0330-ZEP INVESTMENT GROUP, INC.:

ZONE CHANGE to reclassify 1.4 acres from an R-2 (Medium Density Residential) (AE-70) Zone to an M-D (Designed Manufacturing) (AE-70) Zone for future industrial development. Generally located on the west side of Lincoln Road and the north side of Cartier Avenue within Sunrise Manor (description on file). WM/nr/jo (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

ITEM NO. 14 ZC-22-0333-NELSON, DUSTIN & LAUREN & HARDY STANLEY G. & LANA J.:

ZONE CHANGE to reclassify 1.8 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce building separations for existing structures.

DESIGN REVIEW for a single-family residential development within the Moapa Valley Design Overlay District. Generally located on the southwest corner of Moapa Valley Boulevard and Waite Avenue within Moapa Valley (description on file). MK/al/jo (For possible action)

ACTION: Deleted from the agenda (held to August 17, 2022, per Commissioner Marilyn Kirkpatrick).

ITEM NO. 15 ZC-22-0344-OVERTON POWER DISTRICT #5:

ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) and a C-1 (Local Business) Zone to a P-F (Public Facility) Zone for public utilities. Generally located on the west side of Yamashita Street and the north side of Ryan Avenue within Moapa Valley (description on file). MK/jor/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- 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.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works – Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works – Development Review.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

ITEM NO. 16 ZC-22-0362-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 34.0 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone to a P-F (Public Facility) (AE-65) Zone.

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Dewey Drive within Paradise (description on file). JG/sd/ja (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Drainage study and compliance;

- Full off-site improvements on Four Seasons Drive shall be required with future development as determined by Public Works - Development Review.

ITEM NO. 17 ORD-22-900361: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with TS Pioneer LLC for a single-family residential development (Warm Springs & Pioneer) on 5.0 acres, generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/dd (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 4970) be approved.

ITEM NO. 18 ORD-22-900376: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc. for a single-family residential development (Edmond & Richmar) on 1.0 acre, generally located south of Richmar Avenue and east of Edmond Street within Enterprise. JJ/dd (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 4971) be approved.

ITEM NO. 19 ORD-22-900380: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with AMH NV9 Development LLC for a single-family residential development (Buffalo & Cactus) on 4.9 acres, generally located south of Cactus Avenue and west of Buffalo Drive within Enterprise. JJ/dd (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 4972) be approved.

ITEM NO. 20 ORD-22-900382: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with AMH NV9 Development LLC for a single-family residential development (Buffalo & Chartan) on 4.9 acres, generally located south of Chartan Avenue and west of Buffalo Drive within Enterprise. JJ/dd (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 4973) be approved.

ITEM NO. 21 ORD-22-900388: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Touchstone Independence LLC for a single-family residential development (Vegas Valley & Cabana) on 130.4 acres, generally located east of Cabana Drive and south of Vegas Valley Drive within Sunrise Manor. TS/dd (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 4974) be approved.

ITEM NO. 22 ORD-22-900399: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes for a single-family residential development (Lindell & Oleta) on 4.9 acres, generally located west of Lindell Road and south of Oleta Avenue within Enterprise. JJ/dd (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 4975) be approved.

ITEM NO. 23 ORD-22-900402: Conduct a public hearing on an ordinance to consider adoption of a Development

Agreement with Richmond American Homes for a single-family residential development (Lindell & Richmar) on 10.0 acres, generally located east of Lindell Road and north of Richmar Avenue within Enterprise. JJ/dd (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 4976) be approved.

ITEM NO. 24 ORD-22-900423: Conduct a public hearing on an ordinance to amend Title 30 regulations relating to turf and water features, make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)

AMUNDSEN Next is Item 24 Ordinance 22-900423, to conduct a public hearing on ordinance to amend Title 30 regulations re- relating to turf and water features, make corrections and clarifications as appropriate and to direct staff accordingly.

GIBSON Thank you. Uh, this is a public hearing, um, and it is now open. Mister Celeste.

CELESTE Thank you, Mister Chairman, Commissioners. My name is Tony Celeste, address 1980 Festival Plaza Drive. Here on behalf of various members of the pool industry and custom home builders. Uh, first thank you for allowing me to pull this off and to discuss this item. What I'm really not going to discuss today is the actual pool size and what was approved, uh, when you were sitting as the Water District back on, uh, July 19th. I know that, um, has already passed and maybe that battle has already... is already over with respect to the limiting the pool size to 600 square feet. Um, the home... the pool builders did submit a competing proposal that, that they thought was, uh... had the chance to preserve more water, as well as provide some conservation fees that would allow additional ability. So, I'd just like to... I'm not sure if that ever got submitted for the record, but I would like to just submit their, their plan that they had discussed a couple of weeks ago.

Um, really the two topics that I wanna discuss, um, first is with respect to the way the item has been noticed or agendized. Been brought to, um, our attention from the pool builders that, that, uh, not necess-... that this may not have necessarily encompassed everything. Um, this ordinance, uh, the, the description of the ordinance doesn't really, uh, encompass everything that it proposes to do. Um, when you look at it and we're... basically we're saying, we don't think it's a clear and, uh, complete statement. When you look at the way the ordinance is, uh, identified in the, in the agenda, it's just basically conduct a public hearing on regulations relating to turf and water features. Um, that arguably would not necessarily mean you would read it and think that a pool and limiting the pool size would be part of this, uh, Title 30 rewrite or red line and in reducing the pool size to 600 square feet.

I acknowledge, and I did provide some analysis to Mister Warhola, uh, last night, as well as Miss Amundsen. And I, I do apologize we got into this a little bit late, and so ideally, I would've given them, um, my, my analysis earlier. But I, I did provide them our thought and our background last night. Um, I admit that under Title 30.64, that under Water Features you do find swimming pools. But again, that would be someone that would have to have imminent knowledge of Title 30 and the working of it to go to Water Features, and then see under there that you would have a swimming pool. Um, I do understand that the pool builders and their

CELESTE

association, um, has maybe been involved for the last few months, but really the largest pool builder out there is not what we think of, whether it's Aussie Craft or California Pools, Laguna Pools, Watters.

Um, it is really the owner builder pool, where you, as the homeowner become the general contractor and design your own pool. That person who's out there would not really know about this notice at all until maybe two weeks ago when it was on the national news, when it was on the local news. And now they're in the design process here and basically come to find out when they're pretty far in that they're limited, um, on the pool size. Which really leads me into my second point that I like to discuss. And it's probably the most important point is I understand this, if this, uh, presumably getting approved goes into effect September 1st. Um, that September 1st deadline is less than a month away, and that really will be crushing for the industry. Not only the industry, but the folks that have been designing their pool. I can just from personal, uh, antidote that, uh, my wife and I, we just finished our pool two months ago. We actually started kind of our pre-design layout, April of 2021. And it took us about eight months to redesign, trying to get everything perfect. And our pool permit was pulled in January of 2022. Um, it just takes some time to lead up to it and. And we just live in a custom track development, not a, you know, exclusive neighborhood on large lot, just the, you know, regular, uh, size lot custom or track home. And it took us eight months just to kind of get through in our head, what we wanted to design, working with our pool builder and finally settling on our plans. And then the permit issued in January. So, it took us eight months.

So, I guess what I'm asking most importantly, at least for the, the pool builders and the general public is to have a longer lead time. Um, September 1st is, like I said, less than a month away. Ideally six months would be great, but if we could have to January 1st, that would allow...and I know Commissioner Kirkpatrick, and the other Commissioners have, um, said, and appreciate working to get everything in the queue through by that September 1st day. But if we could have a little longer runway, that would be greatly appreciated. With that, I know I've already taken too much of your time on this topic, so I greatly appreciate your consideration and time. Thank you.

GIBSON

Thank you. Mister Warhola.

ROBERT WARHOLA

Yes, I've reviewed the, uh, the memorandum that, uh, Tony sent to me, and it's my opinion that this complies with the open meeting law. It's clear and complete, uh, it provides adequate notice, and the Board can move forward. Uh, Water Features, uh, does include pools, and I think that's the reason why it, it's adequate. And also, this, this ordinance just conforms our zoning rules with the Water District service rules. So, the Board can move forward if it chooses and take action on this item.

GIBSON

Okay. Thank you. Is there anyone else who wishes to speak on this item? If so, please come forward.

CELESTE

I would like to submit this to be put on record. (inaudible)

GIBSON

Appearing there no... is no one else.

CELESTE

(inaudible) Thanks.

GIBSON This, uh, the public hearing is closed. Any discussion from Members of the Board?
And I'll entertain a motion.

MICHAEL NAFT (inaudible)

GIBSON There's a motion by Commissioner Naft to approve, uh, Item 24. There being no further discussion, you're invited to cast your votes. The motion carries.

ACTION: It was moved by Commissioner Michael Naft, and carried by unanimous vote, that the recommendation (including the adoption of Ordinance No. 4977) be approved.

ITEM NO. 25 ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:

HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.

DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action)

ACTION: Deleted from the agenda (held to February 8, 2023, per applicant).

ITEM NO. 26 ET-22-400071 (UC-20-0154)-PARADISE & TWAIN HOLDINGS, LLC:

HOLDOVER USE PERMIT FIRST EXTENSION OF TIME for a restaurant with a drive-thru.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow vivid hues (no longer needed); 2) alternative landscaping; and 3) alternative driveway geometrics.

DESIGN REVIEW for a restaurant on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone and a C-1 (Local Business) Zone. Generally located on the southeast corner of Paradise Road and Twain Avenue within Paradise.

TS/jud/syp (For possible action)

AMUNDSEN Next is Item 26 ET-22-400071, (UC-20-0154). Holdover use permits for extension of time for a restaurant with a drive-thru, waiver of development standards for the following, allow vivid hues, which is no longer needed. Alternative landscaping, alternative driveway geometrics. Design review for restaurant on 0.6 acres and an H-1 limited resort, and apartment zone and a C-1 local business zone, generally located on the Southeast corner of Paradise Road in Twain Avenue within Paradise.

GIBSON Morning, Mister Borgel.

GREGORY BORGEL Good morning, sir, and members of the Board. Um, my understanding, uh, is that, uh, there has been, uh, an additional condition added to what is, uh, printed, uh, in the agenda. On the other hand, maybe I simply got an early copy of the agenda. So maybe if I can, uh, defer for a cer-... a moment to Public Works. Uh, what condition were we looking for with regard to the time limit for approval or not?

ANTONIO PAPAZIAN (laughs) Commissioner, um, so, so we'd like to delete our only condition that is on

PAPAZIAN

this application and add a condition. Um, from what I understand, they've been working with the Director's Office, uh, on this parcel. It's Paradise and Twain. Uh, so we'd like to add a condition that reads, "Within 90 days of approval coordinate with Public Works on the Paradise Road project and execute an agreement regarding the acquisition of right-of-way and the installation of a water line."

BORGEL

Thank you. That was very helpful. So, we have a starting point, because what we're here on is an extension of time for the Pinkbox Doughnut Shop proposed and previously approved at, uh, Twain and Paradise. And the original recommendation was denial because we were unable to meet the original time limit condition. And so, we are here now, uh, with the revised condition now suggested, which I believe still requires some clarification. And so, uh, we accept the condition as read, but we think there's either an additional, uh, phrase or an additional interpretation that needs to be, uh, added to what's going on here. Uh, the applicant has no problem doing what he needs to do to bring this matter forward. Uh, the idea being that, although the original plan was that the improvement district for Paradise would include the extension of a waterline to serve the property in question. The property in question needs a new waterline, uh, which affects Paradise. And the original understanding was that that would be included in the County's, uh, improvement operation there.

Uh, the Paradise Road extension, as many of you know, uh, has been delayed by any number of issues. Uh, and, uh, frankly reached the point that the developer here, uh, said to the County, the County Public Works, Uh, "Why don't you let us do the waterline extension part of your project, uh, subject to reimbursement by you by means of a normal agreement." In other words, let us build a piece of the project for you so we can get our donut shop up and going, rather than waiting. We think we can do it cheaper. We think we can do it faster. And that was the direction of the agreement that was referenced in the condition just read.

Uh, the only, uh, hitch in this, uh, issue is the timing. And that is simply put, we can do... we, being the developer, uh, our part of the work, uh, and, and probably within the 90 days as called for. But that doesn't leave any time for the County to do what it needs to do. Like submitting the proposed agreement to the District Attorney for review. Having the District Attorney review it and say it's appropriate and getting it on an agenda. And so, I met with Denis Cederburg, your Director of Public Works when this condition came out, the one that was just read to you. Now, I, I was not privy to it until Thursday, late in the day. Uh, and met with, uh, Mister Cederburg on the question. And I, uh, discussed with him the issue just raised. And he said, and I'm paraphrasing, of course, uh, that, uh, he would not have an objection to the Board adding to that condition. That he would have an additional discretionary period in which the County would have additional time to do their part of the job here. And the reason for that is that otherwise we're forced with, by the way, the condition is read, we would immediately have to turn around and file a waiver of the condition that this all be done within 90 days, because we are relatively confident it can't be done in 90 days. And we don't want to be here again having this discussion. And so, uh, what Denis told me at that time, which was Thursday late, uh, was that he would not object if the Board were to give him the administrative authority, which is by the way, comprehended in Title 30, in many instances in Section 52 thereof. Uh, that he ha- he can be given that authority. Uh, if the Board sets an additional time limit for him to finish any

BORGEL necessary work the County needs to do on the project, uh, that that would be acceptable. I sent him an email shortly thereafter and he went on vacation.

So, I'm not here to tell you that he has agreed explicitly to anything other than the concept I've just expressed. But, um, in a subsequent discussion, uh, with Antonio here from Public Works, I think that was agreed that that's within, uh, the Board's ability to delegate that much, uh, authority to the Director of Public Works. And he has agreed to do it. To keep it simple, we would suggest that the, the condition just read be added to, with the phrase that the time limit may be extended at the discretion of the Director of Public Works, if necessary to accomplish the County's administrative process in proceeding with the item. Uh, Mister... Uh, uh, I'm sorry... uh, Denis Cederburg, uh, also said that he thinks the Board should set a new time limit. He doesn't want unlimited discretionary authority to delay this, because everybody involved wants to get the Paradise Road project underway. Uh, and that requires that the developer do a number of things. Like dedicate land and easements and so forth. So long entry to the request that the additional condition be added to the condition just read, that the Director of Public Works, in his sole discretion, has the authority to extend the time limit if needed to process the County paperwork in the matter, by an additional... up to an additional 90 days. And that way you won't have to listen to me again. And that is my request. (inaudible)

GIBSON Does that complete your presentation?

BORGEL Yes, sir.

GIBSON So before, before, uh, Commissioner Segerblom asks you, let me just ask you Mister Papazian, what you've heard, and is that all, something that you feel authorized to proceed with?

PAPAZIAN Thank you, Commissioner. Uh, I wasn't involved, uh, and unable to confirm I wasn't involved in the meetings. Excuse me. However, uh, reading title, uh, we do have... the Public Works Director appears to have the authority to add an extension for right-of-way, um, administratively. So, I'm not sure we need to add anything else to the condition. Uh, if, if, if the Public Works Director so chooses, he has the authority to administratively handle an extension.

GIBSON And... But if we were to add such a condition, you wouldn't object to that?

PAPAZIAN I would not.

GIBSON All right. Uh, this is a public hearing. Is there anyone here who wishes to speak on this item? There being no one, Commissioner Segerblom.

SEGERBLOM Thank you, Mister Chairman. Um, you know, we met with Mister Cederburg, we met with Kaizad, uh, we reached an agreement. Uh, he hasn't reached out to me to, to try to change that agreement. So, I would be reluctant to add anything at this point. Um, I think we've just verified that he does have that authority. I'm sure we're all wanna get this project built. Um, so I don't personally see a need to, to add the language you, you referenced.

BORGEL If, if, I guess I wasn't asked to respond. Let me say that obviously we'll, we'll

BORGEL follow whatever condition we're given to proceed with the project. Uh, it does raise the potential issue, uh, that Denis had asked that the Board be clear in the matter that he had that... But I suppose you've made it fairly clear, so, uh, okay with me.

SEGERBLOM When you get somebody to say what you want him to say, shut up.

GIBSON Okay Commissioners, are there other... (laughs)

JONES Is that... (inaudible) (laughs)

GIBSON ... questions or... not similar comments, but other comments? There being none, Commissioner Segerblom.

SEGERBLOM I-I'd make a motion to approve, uh, subject to the condition that was read into the record.

GIBSON There's a motion for approval by Commissioner Segerblom. If there's no other discussion, please cast your votes. And the motion carries. Thank you.

BORGEL Thank you. And thank you for putting up with the long-winded elaboration there. Appreciate it.

GIBSON It was just... It just reminded us of yester year, long-wind-

BORGEL You mean when I always used to talk too long?

GIBSON (laughs).

BORGEL Is that where we were going with that?

GIBSON No. I meant more your voice. But yeah, a little of both. (laughs) Miss Amundsen.

ACTION: It was moved by Commissioner Tick Segerblom, and carried by unanimous vote, that the application be approved subject to staff and additional conditions.

CONDITIONS OF APPROVAL -

Current Planning

- Until April 21, 2024 to commence.
- 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; 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

- Within 90 days of approval coordinate with Public Works on the Paradise Road project and execute an agreement regarding the acquisition of right-of-way and the installation of a water line.

ITEM NO. 27 ET-22-400083 (UC-0906-15)-BUFFALO LAS VEGAS LAND, LLC:

USE PERMIT FOURTH EXTENSION OF TIME to modify the pedestrian realm.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit non-standard improvements within the right-of-way; and 2) permit an over length cul-de-sac.

DESIGN REVIEW for modifications to an approved mixed-use development on 9.9 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. MN/jor/syp (For possible action)

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

ITEM NO. 28 UC-22-0319-MAVERIK, INC.:

HOLDOVER USE PERMIT to reduce separations to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; and 2) allow modified driveways.

DESIGN REVIEWS for the following: 1) convenience store with gasoline station and restaurant; and 2) finished grade on 1.7 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/lm/jo (For possible action)

ACTION: Deleted from the agenda (held until August 17, 2022, per applicant).

ITEM NO. 29 UC-22-0334-SLOAN VENTURES 90, LLC:

USE PERMITS for the following: 1) an existing recreational facility with associated retail sales, restaurants, and lounge with on-premises consumption of alcohol; 2) an existing racetrack; and 3) an existing vehicle maintenance facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping and screening; 2) increased building height; 3) parking lot landscaping; 4) off-site improvements (curbs, gutters, sidewalks, streetlights, and pavement); 5) reduce setbacks; 6) permit a roof sign; 7) increase the number of freestanding signs permitted on the property; 8) increase the height of a freestanding sign; 9) permit an animated sign (video message unit) where not permitted; 10) reduce the separation between freestanding signs; 11) permit freestanding signs consisting of temporary materials (banners); 12) permit non-standard improvements within the right-of-way; 13) permit non-standard improvements within the future right-of-way; 14) reduce parking; and 15) reduce throat depth.

DESIGN REVIEWS for the following: 1) an existing recreational facility and racetrack; 2) comprehensive sign plan including wall, freestanding, animated (video unit), and monument signs; 3) finished grade; and 4) other associated buildings and structures on 89.6 acres in an R-U (Rural Open Land), an M-1 (Light Manufacturing), and an H-2 (General Highway Frontage) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Sloan Road (alignment) within Sloan. JJ/hw/syp (For possible action)

AMUNDSEN

Next is Item 29, UC-22-0334, use permits for the following, an existing recreation facility with associated retail sales, restaurants, and lounge on... with on premise consumption of alcohol. An existing racetrack, an existing vehicle maintenance facility. Waivers of development standards for the following: landscaping and screening, increased building height, parking lot landscaping, off-site improvements, curb gutters, sidewalk, streetlights, and pavement. Reduce setbacks permit a roof sign, increase the number of free-standing signs permitted on the property. Increase the height of a free-standing sign. Permit an animated sign, a video message unit were not permitted. Reduce the separation between free-standing signs. Permit free standing signs consisting of temporary materials, banners. Permit future right... uh, I'm sorry. Um, permit non-standard improvements within the right-of-way. Permit non-standard improvements within the future right-of-way. Reduce parking and reduce throat depth. Design reviews for the following, an existing recreation facility and racetrack, comprehensive sign plan, including wall freestanding animated video unit and monument signs. Finished grade and other associated buildings and structures on 89.6 acres in an

AMUNDSEN

RU rural open land, and an M1 light manufacturing and H2 general highway frontage zone, generally located on the east side of Las Vegas Boulevard South, and the north and south sides of Sloan road alignment within Sloan.

GIBSON

Good morning, Mister Brown.

DAVID BROWN

Good morning, David Brown, 520 South Fourth Street. With me is David Perisset, who's the owner and Chief Operating Officer of the, uh, applicant. Uh, the applicant is seeking to reestablish the applicable land use applications for a recreational facility where customers can drive exotic sports cars around a racetrack. Uh, most parts of this application were approved in May of 2015, and are appropriate for this location as it's designated for an entertainment mixed use development. Uh, staff recommends approval on all the SUPs. Uh, the applicant is also asking for several waivers, as you heard. Uh, we'll comment briefly on the ones that staff does not recommend approval for. Uh, waivers one and three, the landscaping and screening, uh, and parking lot landscaping. The Sloan area is a community district uh, therefore public, public services, such as water supply and sewers do not exist. Uh water tanks provide this limited resource to the site. The waivers are intended to modify the required landscape standards and not totally waive the landscaping along Las Vegas Boulevard, and the other street frontages. Uh, waiver four, requesting a waiver of offsite improvements. This waiver was previously granted and maintains the existing rural and natural conditions. Uh, waiver five reduced the setback to zero feet where 10 feet is required. The fences are wrought iron and wire are, are already existing. And since these fences are open, they provide a, a visual into the site.

Waiver six to 11, the signage. Uh, these requests are for the existing signage that is already on the location. Uh, waiver 15, reduce the throat depth. This condition also was previously approved on the original design and will have no impact on the future rights-of-way, which are not developed for... to their full width at this time. Like I said with me is David Perisset as well. If you have any questions, we're happy to answer them.

GIBSON

Thank you. Does that co... Excuse me. Does that complete your presentation?

BROWN

Yes.

GIBSON

This is a public hearing. Is there anyone here who wishes to speak on this item? There being no one Commissioner Jones.

JONES

Uh, thank you, Mister Chair, and, and thank you for your presentation. Um, I've had the opportunity to, to meet with the owner, new owners of this project, and I understand that they're really trying to, uh, bring this property into conformity with, uh, prior approvals. And to make some improvements that I think, uh, uh, improve the project overall. Um, and Antonio, can you just comment on the throat depth issue? Because I know, or I understand that there was a reduction in the, uh, Las Vegas Boulevard, um, right-of-way or whatever it's called.

PAPAZIAN

Thank you, Commissioner. Uh, we ame- amended the transportation element from, uh, 300 feet to 200 feet. Uh, they did perform a record of survey to show us the overall proportionate share of what they will have to dedicate as an easement. Um,

PAPAZIAN the throat depth is at zero because you have to show the future right-of-way line. We're not sure when, uh, Las Vegas Boulevard will widen. But when it does, uh, the throat depth at that time will be zero. It's just hard to see in the future of when that's gonna be.

JONES Well said... All right. Uh, I will go ahead and, uh, move for approval of agenda Item Number 29.

GIBSON There's a - (inaudible) buttons. There's a motion for approval on the item by Commissioner Jones. Any discussion? Please cast your votes. Motion carries. Thank you.

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and 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;
- Grant roadway easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, and improvements) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner, or its successors, to dedicate its proportionate share of all or portions of the planned right-of-way for Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements (buildings, structures, and improvements) related to this application or any future applications within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 5 years to review for waiver of development standards #4.
- 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;
- 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 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 the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

ITEM NO. 30 UC-22-0345-DPIF3 NV 14 HOLLYWOOD BLVD, LLC:

USE PERMIT to allow a distribution center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalk; and 2) alternative commercial driveway geometrics.

DESIGN REVIEWS for the following: 1) distribution center; 2) finished grade; and 3) alternative parking lot landscaping on 18.0 acres in an M-2 (Industrial) (AE-75) Zone. Generally located on the east side of Hollywood Boulevard and the north side of Tropical Parkway within Sunrise Manor. MK/bb/syp (For possible action)

AMUNDSEN

Next is Item 30, UC-22-0345. Use permit to allow a distribution center. Waivers of develop- development standards for the following: attached sidewalk, alternative commercial driveway geometrics. Design reviews for the following, a distribution center, finished grade alternative parking lot landscaping on 18 acres in an M2 industrial AE 75 zone. Generally located on the east side of Hollywood Boulevard in the north side of Tropical Parkway within Sunrise Manor. The, um, applicant has withdrawn waiver number 2D.

GIBSON

Good morning.

THERESA WOLF

Good morning, Theresa Wolf, 6671 Las Vegas Boulevard, 89119 here on behalf of the applicant. Um, I have a distribution industrial project here for design review and waivers. Um, it's located at the northeast corner of Hollywood and Tropical just right next door to the Las Vegas Speedway. And, um, we have worked with staff. There were a few items that they were not recommending approval. So, we have amended the site plan, um, to have attached sidewalk along the majority of the frontage, with the exception of the northwest corner due to tying into existing attached sidewalk, fire hydrant, and drop inlet conflicts. And then about 100 feet, 100 feet at the southwest corner on Hollywood due to existing NV Energy vaults and facilities that are located, um, directly at what would be the back of the attached sidewalk.

So that section there is 100 feet and the one at the northwest is 50. So, we're asking for 150 feet of attached sidewalk, where detached is required, which is a 10% reduction. Um, and then the other waiver that we had, that we removed was waiver D, which was for separation from the driveway, from the intersection. We have

WOLF revised the site plan to meet the minimum spacing requirements. Um, with that, my understanding is that staff is on board with this project and is recommending, um, approval of these items. If you have any questions, I can answer them. And if you wanna see the floor plan, elevations, and landscape plan, I can show those too.

GIBSON Thank you. And that pre- that concludes your presentation?

WOLF Yes.

GIBSON This is public hearing. Is there anyone here who wishes to speak on this item? There being no one. Commissioner Kirkpatrick.

MARILYN KIRKPATRICK Thank you. Thank you, Mister Chairman. Uh, I spoke with, uh, Public Works and they're good with, uh, the changes that were made and we appreciate you withdrawing, uh, waiver number 2D. Uh, so with that, I'd make a motion for approval.

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

WOLF Thank you.

GIBSON Thank you.

ACTION: It was moved by Commissioner Marilyn Kirkpatrick, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL - Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that there is a 30-foot-wide public drainage easement on the east side of the site.

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 #0233-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2D WAS WITHDRAWN.

ITEM NO. 31 WC-22-400084 (ZC-1198-07)-CHELSEI HOLDING, LLC:

WAIVER OF CONDITIONS of a zone change for a right-of-way dedication for Las Vegas Boulevard South to accommodate 300 foot full street width. Generally located on the east and west sides of Las Vegas Boulevard South, 315 feet south of Welpman Way within Enterprise. JJ/jvm/syp (For possible action)

AMUNDSEN

Next are Items 31 and 32. Item 31, WC-22-40084 (ZC-1198-07). Waiver of conditions of a zone change for a right-of-way dedication for Las Vegas Boulevard South to accommodate 300-foot full street width general located on the east and west sides of Las Vegas Boulevard South. 350 feet south of wi- uh, Welchman Way within Enterprise. Item 32, UC-22-0361 use permit for a multiple family development waivers of development standards for the following: reduced parking, increased building height, nonstandard improvements in the right-of-way throat depth. Design reviews for the following, multiple family, residential development, alternative parking lot landscaping. Finished grade on 10 acres in an H-1 limited resort and apartment zone. Generally located on the east and west sides of Las Vegas Boulevard South, 315 feet south of Welchman Way within Enterprise.

GIBSON

Good morning.

JENNIFER LAZOVICH

Good morning, Jennifer Lazovich, 1980 Festival Plaza Drive here today on behalf of the applicant. Um, as Miss Nancy Amundsen read into the record, the location of the property is along Las Vegas Boulevard and just south of Whelpt (Welchman) Way. The project for a multifamily project was originally approved, uh, back in 2021. The application that's before you today, uh, is a couple of waivers. Um, the first application 31 is a waiver of one of those conditions to change the, um, ultimate dedication of Las Vegas Boulevard, as you just heard on a prior application. Um, and then the 32 is, uh, again, a use permit for a multi-family project with some additional waivers.

We have worked extensively with staff, and I'd like to take a minute to personally thank Sami, Nancy, Jason, and Antonio for working with us on conditions. Um, or I'm sh- sorry, I should say, um, on changes that came in, uh, before this hearing. Uh, part of that was trying to address some drainage issues. And so, we do have two additional conditions that we wanna read into the record that were driven by, um, turning in revised plans, that they were kind enough to work with us on. The first condition would read, increase in finished grade to be no more than 11 feet. And then the second condition would read parking requirement of 462 spaces will be met. So, we would ask for your consideration of approval of this item with the inclusion of those two additional conditions. Thank you.

GIBSON

And that completes your presentation? And that completes your presentation?

LAZOVICH

Yes.

GIBSON

Miss Lazovich. Uh, this is public hearing. Is there anyone here who wishes to

GIBSON speak on this item? There being no one, the public hearing is closed and Commissioner John, uh, Jones.

JONES Thank you, Mister Chair. Uh, Antonio.

PAPAZIAN Thank you, Commissioner. Uh, just have a question. We were working with the engineer early on. They had removed, uh, per our request at the entry from Las Vegas Boulevard, uh, paver court and covered entry. And it, it appears on her drawing that it- it's come back. We just would like to make sure that that goes away. We do not want the conflict, uh, on the Las Vegas Boulevard driveway.

LAZOVICH We will make sure that, that goes away.

JONES Okay. Um, uh, thank you, Miss Lazovich for your presentation. Uh, I, I do want to make sure as, as you've already thanked, uh, our, our team here. And just to note that, uh, when you send in plans, um, one day and then additional plans, it does obviously mean that, uh, when you're asking for expedited review all the other, um, all the other applications and plans for, for other folks that are in the system, get, get, uh, bumped down the, down the line. So, um, make sure that we get plans and get them on time, and don't get more than one set of plans in the same day.

Uh, also as you and I talked, uh, this is a multi-family project in what is a hodgepodge of, of zoning. Um, and a lot of, uh, industrial development is, uh, going to be coming to, to that area in the future. Uh, we have seen, uh, recently (laughs) in the last year, uh, where a developer comes in for a conforming industrial, uh, development and the nonconforming residential folks, uh, from prior applications have come in and opposed that. So, I want to make sure on the record, uh, that you and your client understand that there are going to be industrial developments in that area. And I don't want to see your client here opposing those because they are conforming.

LAZOVICH Understood.

JONES Okay. Um, then I will go ahead and, uh, move for approval of agenda Items, Number 31 and 32 with the additional conditions that you have stated. And with your commitment to make the modification to the plans, as you stated to Mister uh, Papazian.

LAZOVICH Thank you.

GIBSON There's a motion for approval, as stated by Commissioner Jones. Any discussion on the motion? Please cast your votes. And the motion carries. Thank you.

LAZOVICH Thank you.

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the applications for Item Numbers 31 and 32 be approved subject to staff and additional conditions.

CONDITIONS OF APPROVAL -
Public Works - Development Review

- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way.

ITEM NO. 32 UC-22-0361-CHELSEI HOLDING, LLC:

USE PERMIT for a multiple family development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) increase building height; 3) non-standard improvements in the right-of-way; and 4) throat depth.

DESIGN REVIEWS for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade on 10.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Las Vegas Boulevard South, 315 feet south of Welpman Way within Enterprise. JJ/jvm/syp (For possible action)

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the applications for Item Numbers 31 and 32 be approved subject to staff and additional conditions.

CONDITIONS OF APPROVAL -

Current Planning

- Per revised plans;
- Expunge UC-21-0033;
- Parking requirement of 462 spaces will be met;
- 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 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

- Remove the paver court and covered entry on the east side of the building;
- Increase in finished grade to be no more than 11 feet;
- 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 for Las Vegas Boulevard South to accommodate a proportionate share of a 200-foot wide right-of-way;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Vacate any unnecessary rights-of-way and/or easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Henderson to see if the City

has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel; and that an interlocal agreement with City of Henderson will also be required.

ITEM NO. 33 WS-22-0147-LV JUDSON, LP:

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)

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

ITEM NO. 34 WS-22-0343-DURANGO ROBINDALE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway width; and 2) reduce driveway throat depth.

DESIGN REVIEW for a restaurant (Starbucks) with drive-thru service on 0.7 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 420 feet north of Robindale Road within Spring Valley. MN/al/syp (For possible action)

ACTION: Deleted from the agenda (held to September 21, 2022, per applicant).

ITEM NO. 35 WS-22-0359-ANTHONY PAGLIA INJURY LAWYER LTD:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative parking space dimensions; and 2) eliminate the required sidewalk to separate buildings from pavement for parking aisles or spaces.

DESIGN REVIEWS for the following: 1) office building; 2) modifications to an existing parking lot; 3) permit an existing freestanding sign; 4) permit existing roof signs; 5) increase the number of existing wall signs; 6) permit an existing animated sign (video unit); and 7) comprehensive sign plan in conjunction with an existing office building on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the east side of Eastern Avenue, 200 feet south of Hacienda Avenue within Paradise. JG/md/tk (For possible action)

ACTION: Deleted from the agenda (held to August 17, 2022, per Commissioner Jim Gibson).

ITEM NO. 36 ZC-22-0298-PACK, TRAVIS & EMILY:

AMENDED HOLDOVER ZONE CHANGE to reclassify 4.9 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements (previously not notified).

DESIGN REVIEW for a single-family residential development within the Moapa Valley Design Overlay District.

Generally located on the south side of Wittwer Avenue, 640 feet east of Rice Street within Moapa Valley (description on file). MK/al/jo (For possible action)

AMUNDSEN Next is Item 36 ZC-22-0298. Amended holdover zone change to classify 4.9 acres from an RU rural open land zone to an RE rural estates residential zone. Waiver of development standards to waive offsite improvements previously not notified. Design review for single family residential development within the Moapa Valley Design Overlay District, generally located on the south side of Wittwer Avenue, 640 feet east of Rice Street within Moapa Valley.

GIBSON Is the applicant here? We'd invite you to come forward. Yeah. Morning.

DAVE TURNER Good morning. Uh, Chairman, Commissioners, Dave Turner, with Baughman and

TURNER Turner representing the applicant on this item. Uh, what we're asking for here is a zone change from RU to RE in the Moapa Valley. Um, it's for four lot, uh, cul-de-sac development. Uh, they're gonna be custom homes. The largest lot is 1.84 acres. The smallest lot will be 0.66 acres. In conjunction with that zone change, we're asking for a waiver of the offsite improvements. Uh, this is a very rural area of Moapa Valley. And, uh, along the right-of-way in this area here, there's a lot of really beautiful trees and the owners would like to keep those trees and keep this area rural. Uh, we had a meeting out at, uh, Moapa Valley Town Advisory Board, uh, Commissioner Kirkpatrick was out there. Uh, they unanimously approved that waiver. And, uh, we asked that you do the same.

GIBSON Thank you. And does that complete your presentation, sir?

TURNER It does.

GIBSON Thank you. This is the public hearing. Is there anyone here who wishes to speak on this item? There being no one, the public hearing is closed. Co- Commissioner Kirkpatrick.

KIRKPATRICK Uh, thank you, Mister Chairman. And the- there's a little bit we left out Mister Turner. Because what I said to the Board and we agreed to is, we are not paving those roads out there. So, if new development comes in, they gotta pave it. Because what happens to us is we get brow beat, uh, anytime there's a flood or something changes, and then they want the roads paved and they think it's the County's responsibility. So, we are gonna add a condition that's a, uh, covenant. Is that what we're doing, Antonio?

PAPAZIAN Yes, Commissioner.

TURNER We already have a... we, we included a condition that says execute a, restrict, a restrictive covenant.

KIRKPATRICK And we're doing that just so that they know going in that it's a rural area. 'Cause what happens to us is everybody wants to be rural until they get tired of driving on a non-paved road. So, I'm not paving roads for folks. So, um, I'll pave the ones I have out there, but I'm not adding to my list, is what I should say. So, I'm willing to approve it as long as that covenant is in there, and the people know the rules going on. And 10 years from now, they know why we're not paving their road. And it's clear that way? So- sorry to be hard but...

TURNER Thanks for clarifying that, I appreciate that.

KIRKPATRICK ... I know there's a couple residents that call me every morning, why the road isn't paved and some of the developers should have paved it. So-

TURNER The owners are well aware of that. Thank you so much.

KIRKPATRICK Uh-huh. And with that, I'll go ahead and make a, a motion for approval.

GIBSON There's a motion for approval by Commissioner Kirkpatrick.

KIRKPATRICK Let...

GIBSON Any discussion on her motion?

KIRKPATRICK Let me ask Antonio, did I forget anything?

PAPAZIAN Thank you, uh, Commissioner. I just wanted to clarify, um, Dave mentioned the trees in the right-of-way, and they'd like to keep it. I just would like to notify everyone that the trees are in the right-of-way. And at any time, Public Works can go in there and remove those trees from that right-of-way though. The trees are not there to stay forever.

KIRKPATRICK And... And just so it's understood because we have to be super clear when it comes to out there. Um, because they, then there's an expectation. But here's what I will tell you. Um, outside of my motion, we are... Antonio and I, and Jason are gonna take a little field trip 'cause there's a lot of things we need to look at, maybe for transportation element component, maybe for where the irrigation stuff is. So, I encourage you to stay connected with our office so that as you're going through developments, you know, um, we're trying to clean it up out there. The hodge-podge -

TURNER Absolutely. The majority of those trees are on the adjacent property and that that section has not been dedicated yet, but uh, we're well aware of that. Thank you so much.

KIRKPATRICK Okay. So, with that I have a motion on the floor for approval and um, I think we're pretty clear. Uh, that's my motion.

GIBSON So, there's a motion for approval. Any discussion on the motion? Please cast your votes. Motion carries. Thank you, Mister Turner.

TURNER Thank you.

ACTION: It was moved by Commissioner Marilyn Kirkpatrick, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site improvement permits may be required; and that compliance with Section 30.52.080 of County Code is required, except as waived with this application.

Southern Nevada Health District (SNHD) - Septic

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

Clark County Water Reclamation District (CCWRD)

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

ITEM NO. 37 ZC-22-0302-AUTUM SPRING, LLC & SLOAN 20, LLC:

HOLDOVER ZONE CHANGE to reclassify 17.4 acres from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce landscaping; and 3) reduce throat depth.

DESIGN REVIEWS for the following: 1) distribution center and office/warehouse complex; and 2) finished grade.

Generally located on the east side of Garza Street (alignment) and the northwest side of I-15, 3,500 feet south of Sloan Road within South County (description on file). JJ/jt/jo (For possible action)

AMUNDSEN

Next is Item 37 ZC-22-0302. Holdover zone changed to classify 17.4 acres from an RU rural open land (crosstalk) zone and an H2 general highway frontage zone to an MD design manufacturing zone. Waivers of development standard to the following: reduced setbacks, reduced landscaping, reduced throat depth. Design review to the following, distribution center and ware... office warehouse complex, finished grade. This is all generally located on the east side of Garza Street alignment, and the northwest side of I-15, 350... 3,500 feet south of Sloan Road within South County. Commissioners, for your information, a revised plan has been submitted and reviewed by staff. I believe that the reduced throat depth is no longer needed.

GIBSON

Good morning, Miss Lazovich, again.

LAZOVICH

Good morning, Jennifer Lazovich, 1980 Festival Plaza Drive here today on behalf of the applicant. Uh, the location is here in blue. As you can tell from the staff report, it is a conforming zone change to, uh, MD for an office warehouse. We did as Miss Amundsen indicated, provide a revised site plan, and that revised site plan complies now with, uh, the throat depth requirements. And so, therefore, we would ask that waiver of development standards, number three, be withdrawn without prejudice. And the remainder of the application is recommended by, uh, for approval by staff. I'd be happy to answer any questions.

GIBSON

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

JONES

Thank you, Mister Chair. I'll uh, move for approval agenda Item Number 37 with withdraw without prejudice of condition number or waiver number three.

GIBSON

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

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the application be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;

- Per revised plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited; 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 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Cameron Street (Garza Street) and associated portions of a knuckle;
- Provide paved legal access;
- Applicant shall coordinate with Public Works - Development Review to apply for Bureau of Land Management (BLM) right-of-way grants.
- 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.

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 #0210-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN WITHOUT PREJUDICE.

ITEM NO. 38 NZC-22-0222-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:

ZONE CHANGE to reclassify 10.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone and an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced lot area; 2) increase site disturbance within a hillside area; and 3) increase wall height.

DESIGN REVIEWS for the following: 1) a single-family residential development; 2) allow a hammerhead street design; 3) a single-family residential development within a hillside area; and 4) finished grade. Generally located on the north side of Pebble Road and the east side of Park Street (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)

AMUNDSEN

Next are Items 38, 39, and 40, which can be heard together. Item 38 NZC-22-0222 zone change to reclassify 10.5 acres from an RE rural estate residential RMP-1 zone and an RE rural estates residential zone to an R-2 medium density residential zone. Waiver of development standards for the following: reduced lot area, increased site disturbance within a hillside area, increase wall height. Design reviews of the following: single family residential development, allow a

AMUNDSEN

hammerhead street design, a single-family residential development within a hill side area. Finished grade, generally located on the north side of Pebble Road and the east side of Park Street alignment within Enterprise. Item 39, VS-22-0223 vacate and abandon easement of interest to Clark County, located between Ford Avenue and Pebble Road and between Park Street alignment and Fort Apache Road within Enterprise. And Item 40, TM-22-500076, tentative map consisting of 32 single family residential lots and common lots on 10.5 acres, in an R-2 medium density, residential zone. Enterprise rec- recommended denial and the Planning Commission recommended approval.

GIBSON

Thank you. Miss Allen, how are you?

STEPHANIE ALLEN

Good, good morning, Mister Chairman, Commissioner, Stephanie Allen, 1980 Festival Plaza Drive. Here on behalf of the applicant and the, um, developer of this site Century Communities. This parcel is located on the north side of Pebble Road, um, between Grand Canyon and Fort Apache. You can see on this aerial, um, there are some significant development constraints on the property. There's a huge drainage channel that goes right through the center of the property, making only the southern half of it developable.

Um, we held the item and worked closely with your Public Works team, um, to address the concerns that were raised in the staff report. And we very much appreciate Antonio and Jason and their team working with us. Um, the Planning Commission did approve it with subject to the revised conditions that we worked out with Planning Commission and that related directly to this drainage area and the, the future likelihood of maybe a trail at some point, um, along that drainage channel.

Um, with respect to the rest of the staff recommendation, they do mention in their staff report that this area has changed. In fact, they said that those changes make the request for an R-2 zone change appropriate. The concerns were with respect to the design, because there is RNP planned still to the west of this site. Um, and so we did work on some conditions that would slightly rev- revise the site plan to address staff's concerns. And, and those are what I'm presenting here today. And that we'd ask for your approval on. Um, the R-2, as you can see is appropriate. There's R-2 to the north of the site. There's also R-2 directly to the south, although it's shown in green here, this is a DR Horton project that was zoned R-2, that we worked very closely with the neighborhood and Commissioner Jones, your office on. Um, had a number of neighborhood meetings on this project just to the south of the site. Um, so R-2 right in the middle makes a lot of sense.

Um, the site plan, as you can see here is, um, only limited to the south portion of the site. So, there's 32 R-2 lots proposed on this. Access is limited to Pebble Road. One of the concerns in the staff report related to this hammerhead along the west side. I can tell you Century Community does have the parcel to the west of this under contract. So, the plan would be at some point, if this, um, ultimately is approved, that this would punch through and the hammerhead would, would in fact go away. Um, so we would like to keep this hammerhead now with the understanding that that very well may change in the future.

Um, we are withdrawing waiver of development standard, number one, without

ALLEN

prejudice. We did that at Planning Commission. We'll make sure that we meet those lot requirements. And then the final change was there's a recommendation in the staff report that the lots along the west side be a minimum 5,000 square feet. We're happy to meet that condition. We think that's appropriate, even with the understanding that this may be a future development with some, um, lots smaller than RNP in the future, but we will meet that condition. And those are the conditions that, um, Planning Commission did impose.

They also imposed two additional conditions that were at the neighbor's request. Um, one was that we have no balconies on this property. The development across the wash, um, did not want to have balconies facing to the north. We're fine with that condition. Also, they asked for the ability to have no internal streetlights in the community. The party development again, across the wash has no internal streetlights. Century Communities is fine with that, but that would require a waiver by, by the, um, Commission if, if that's something you're inclined to support. The Planning Commission did put a condition on there for no streetlights on the internal streets. And I know one of the neighbors is here to speak on that as well.

Um, so with that said, we very much appreciate the Planning Commission's recommendation of approval and the conditions they imposed. We're happy to agree to all of those today. And we'd ask you to follow their recommendation. I'm happy to answer any questions.

GIBSON

Thank you. This is a public hearing. Uh, Mister Johnson, would you come forward?

JORDAN JOHNSON

Thank you. Uh, Commissioner Jones, um, Board-

GIBSON

Would you-

JOHNSON

... I really appreciate the time-

GIBSON

We need you to state your name.

JOHNSON

Sorry. Jordan Johnson, 9635 Starfish Reef Way. Um, I rise in opposition to the rezoning, uh, as requested. As Miss Allen pointed out on our map, there is a lot of rural and undeveloped land along this. Um, and I'd like to read to you from your own staff recommendation. Um, sorry. Uh, the proposed development is not compatible in density or intensity with all existing land uses in the surrounding area. Therefore, staff finds the applicant has not provided compelling justification to warrant approval of this nonconforming zone change. What they've asked for is 6.4, um, homes per acre, which is I believe the portion that is not, uh, conforming here. Because, uh, I believe it's five per acre that, uh, is planned in this lot.

Uh, in addition, um, I assume that many of you know, uh, or will know soon enough about this, um, which is scheduled for next Tuesday. So, we've been doing this process since November on this lot. I greatly appreciate Miss Allen, uh, and her representation, both of our... us neighbors, uh, for the streetlights, as well as the balconies. Um, as she knows, unfortunately, I, I will continue to object, uh, to this development, uh, in and along the wash. Um, what I'm asking for is... the, the process is painful. It's painful for you. You're gonna hear me now. You'll hear me

JOHNSON later. She'll hear me many times between now and then.

Um, the Enterprise Town Board has recommended denial. Your staff is recommending denial. I'll save your time and say, I would request that you also deny this until we can figure out what it is that we're really doing with all this land. And, uh, if we move forward, I, I do really appreciate her bringing up that our request along with the Planning Commission is for no interior streetlights and home front lining only. Thank you.

GIBSON Thank you. Is there anyone else who wishes to speak on this item? Commissioner?

JONES Uh, thank you, Mister Chair. Uh, I, I appreciate the... Mister Johnson for, for coming out. I, I do want to clarify that, uh, uh, for the Board that he lives on the other side of the wash, there would be substantial distance separation between, uh, where he and his neighbors live and this particular project and, uh, proposed future projects. That said, uh, I will go ahead and move for approval of agenda items, Number 38, 39, and 40 subject to the conditions that were opposed by the Planning Commission.

GIBSON Did you have a comment, Antonio?

PAPAZIAN Thank you, Commissioner. I would just like to say since, uh, it appears that we are waiving the streetlights, uh, would we like a condition to install conduit and pull boxes? And that's just in case that in the future, we want to install streetlights, the infrastructure is in.

GIBSON Miss Allen?

ALLEN We're fine with that. Yes, if that's-

JONES Okay. Well then, uh, that'll be my motion. Uh, also with the withdrawal without prejudice of condition, uh, of waiver, waiver, number one on Number 38.

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

ALLEN Thank you very much. Appreciate it.

GIBSON Thank you.

ACTION: It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the applications for Item Numbers 38, 39 and 40 be approved subject to staff and additional conditions.

- CONDITIONS OF APPROVAL -
Current Planning
- Resolution of Intent to complete in 4 years;
 - Lots along the west property line to be a minimum of 5,000 square feet;
 - No balconies;
 - Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of

necessary public services in the area.

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No streetlights on internal streets;
- Install conduit and pull boxes for future streetlights;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet to 40 feet for Pebble Road.
- 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 this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0162-2021 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. 39 VS-22-0223-SPACEFINDERS REALTY, INC. & ELIOT HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Park Street (alignment) and Fort Apache Road within Enterprise (description on file). JJ/al/jo (For possible action)

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the applications for Item Numbers 38, 39 and 40 be approved subject to staff and additional conditions.

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Vacation shall not record until the area needed for drainage purposes is dedicated in fee to Clark County

Public Works;

- Coordinate with Public Works - Development Review Division to revise the legal description to exclude the area needed for drainage purposes;
- Drainage study and compliance;
- Right-of-way dedication to include 30 feet to 40 feet for Pebble Road;
- Any area needed for drainage purposes shall be dedicated in fee to Clark County Public Works;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

ITEM NO. 40 TM-22-500076-SPACEFINDERS REALTY, INC. & ELIOT HOLDINGS, LLC:

TENTATIVE MAP consisting of 32 single family residential lots and common lots on 10.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Pebble Road and the east side of Park Street (alignment) within Enterprise. JJ/al/jo (For possible action)

ACTION:

It was moved by Commissioner Justin Jones, and carried by unanimous vote, that the applications for Item Numbers 38, 39 and 40 be approved subject to staff and additional conditions.

CONDITIONS OF APPROVAL -

Current Planning

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

- No streetlights on internal streets;
- Install conduit and pull boxes for future streetlights;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet to 40 feet for Pebble Road.
- 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 this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Current Planning Division - Addressing

- Streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- Blazer Court and Blazer Avenue are on the same alignment and shall have the same name and suffix.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0162-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ITEM NO. 41 NZC-22-0231-ROY FAMILY, LLC:

ZONE CHANGE to reclassify 3.4 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce approach distance; 2) reduce departure distance; 3) reduce throat depth; 4) waive cross-access; 5) reduce landscaping width; 6) allow landscaping in the right-of-way; 7) reduce setbacks; and 8) reduce parking lot landscaping. DESIGN REVIEW for a convenience store with gasoline sales, a vehicle wash, and an office building in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the west side of Buffalo Drive within Spring Valley (description on file). MN/jvm/jo (For possible action)

AMUNDSEN

Next are Items 41 and 42, which can be heard together. Item 41 NZC-22-0231, zone change to classify 3.5- 3.4 acres from R-E rural estates residential zone, and an R-E rural estates residential AE 60 zone, to a C-2 general commercial zone and a C-2 general commercial AE 60 zone. Waivers of development standards for the following: reduced approach distance, reduced departure distance, reduced throat depth, waive cross access, reduced landscaping width. Allow landscaping in the right-of-way. Reduce setbacks, reduce parking lot landscaping. Design review for a convenience store with gasoline sales, a vehicle wash and an office building in the CMA Design Overlay District. Generally located on the south side of Sunset Road in the west side of Buffalo Drive within Spring Valley.

Item 42, VS-22-0232 vacate and abandoned easements of interest to Clark County located between Buffalo Drive and Warbonnet Way in between Sunset Road and Rafael Rivera Way. And a portion of a right of way being Sunset Road located between Buffalo Drive and Warbonnet Way. And a portion of a right-of-away being Buffalo Drive located between Sunset Road and Rafael Rivera Way within Spring Valley.

For the Commissioner's information, the Spring Valley Town Board recommended denial. The Planning Commission recommended approval, waivers of development standards 3B, four, seven, and eight were withdrawn without prejudice.

GIBSON

Yeah, Mister Brown.

DAVID BROWN

Good morning again. David Brown, 520 South Fourth Street. Uh, this parcel is located in the southwest corner of Sunset Boulevard and Buffalo Drive. The applicant is requesting a nonconforming zone change for commercial center consisting of a convenience store with gasoline station, a vehicle wash, and a three-story office building with waivers of development standards, design review for the project and finished grade and a vacation of easements. The initial staff report recommended denial. However, we were able to work with staff and revise the plans after the Town Board Meeting and now. But right before the Planning Commission, staff recommended approval with these revisions.

As was just stated, uh, we are wa-... we are no longer requesting waivers uh, 3B four, seven and eight, uh, waivers number 1, 2, 3A, 5 and 6 are still needed. However, staff supported those requests. Uh, we appreciate staff's acceptance of the revised plans and recommendation for approval. We accept all of staff's, uh, if approved conditions.

GIBSON

Does that complete your presentation?

BROWN Yes.

GIBSON 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. Uh, Commissioner Naft.

NAFT Thank you, Mister Chairman. Thank you, Mister Brown. I appreciate the applicants, uh, withdrawal of nearly half the waivers, uh, and move for approval of Item 41 waiver of development standard 1, 2, 3A, 5 and 6, and Item 42.

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

ACTION: It was moved by Commissioner Michael Naft, and carried by unanimous vote, that the applications for Item Numbers 41 and 42 be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 3 years;
- Per revised plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road improvement project;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0156-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #3B, #4, #7, AND #8 WERE WITHDRAWN WITHOUT PREJUDICE.

ITEM NO. 42 VS-22-0232-ROY FAMILY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way and between Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Sunset Road located between Buffalo Drive and Warbonnet Way; and a portion of right-of-way being Buffalo Drive located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/jt/jo (For possible action)

ACTION: It was moved by Commissioner Michael Naft, and carried by unanimous vote, that the applications for Item Numbers 41 and 42 be approved subject to staff conditions.

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

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

ITEM NO. 43 ORD-22-900331: Introduce an ordinance to consider adoption of a Development Agreement with Robindale & Associates LLC for a mini-warehouse facility (Robindale & Canyon Rain) on 3.1 acres, generally located north of Robindale Road and west of Canyon Rain Street within Enterprise. MN/dd (For possible action)

AMUNDSEN Next are ordinance for introduction, Item 43, Ordinance 22-900331, is a recommendation that you introduce an ordinance to consider adoption of a development agreement with Robindale and Associates, LLC, for a mini-warehouse facility, Robindale and Canyon Rain. We request this be set for public hearing for August 17th, 2022, at 9:00 a.m.

GIBSON We'll introduce the ordinance and set the public hearing for August 17th, 2022, at 9:00 a.m.

ACTION: There being no objections, Chair Gibson set the matter for public hearing on August 17, 2022, at 9:00 a.m.

ITEM NO. 44 ORD-22-900436: Introduce an ordinance to consider adoption of a Development Agreement with PN II, Inc. for a single-family residential development (Valley View & Frias) on 21.0 acres, generally located east of Valley View Boulevard and north of Frias Avenue within Enterprise. JJ/dd (For possible action)

AMUNDSEN Item 44, Ordinance 22-900436. We request to introduce an ordinance to consider

AMUNDSEN adoption of a development agreement with PN II Inc for single family residential development Valley View and Frias. We request this be set for public hearing for August 17th, 2022, at 9:00 a.m.

GIBSON I'll introduce the ordinance and set the public hearing for August 17th, 2022, at 9:00 a.m.

ACTION: There being no objections, Chair Gibson set the matter for public hearing on August 17, 2022, at 9:00 a.m.

ITEM NO. 45 ORD-22-900478: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on May 18, 2022, June 8, 2022, June 22, 2022, and in Assessor's Book 176. (For possible action)

AMUNDSEN Item 45 Ordinance 22-900478. We, we request you introduce an ordinance to amend the Official Zoning Map, reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on May 18th, 2022, June 8th, 2022, June 22nd, 2022, and in Assessor's Book 176. We request this be set for public hearing for August 17th, 2022 at 9:00 a.m.

GIBSON I'll introduce the ordinance and set the public hearing for August 17th, 2022 at 9:00 a.m.

ACTION: There being no objections, Chair Gibson set the matter for public hearing on August 17, 2022, at 9:00 a.m.

PUBLIC COMMENTS

AMUNDSEN And now it's the second opportunity for public comments.

GIBSON This is the final opportunity for public comment. If you wish to comment, please come forward, state your name, spell your last name, and please keep to the three-minute limit.

COLEMAN Thank you. Again, my name is Margaret Ann Coleman, C-O-L-E-M-A-N. Where am I? In Las Vegas, Nevada. Where was I injured? Las Vegas, Nevada. Who owes me? The Board of Commissioner, State of Nevada, Steve Wynn, Deputy Shannon (inaudible), Glenda Lee Gates and Nancy Fuller, and AKA Nancy Amiera, Jan Fuller. All these people have violated my rights to the accommodation of \$614,000 and 100. Won from the sale of my home, 1316 Wizard that you know of, that I have brought to you. And I have given you copies, or not a copy, but to take a copy, or see what I'm saying. That is under public records. That should have been accepted for me to move and relocate due to the CHAP Program.

Now I contacted your attorney. Is this your attorney, Mister Ross Miller? I need him to contact me. I contacted, uh, Kevin Schissler (Schiller). That is your Assistant Manager. Now he took that, uh, sale up on my house, 1316 Wizard, using the CHAP money to refinance it with Nancy Amiera and planning and left us outside.

I've been trying to wake you up to understand. I don't know how to talk to you, and

COLEMAN

apparently you don't know how to talk to me because you haven't said it, uh, not even five minutes with me. I called you on the phone, each one of you. I even called Mister William, uh, McClury (McCurdy). He haven't called me either, and he Black. I feel like I'm being discriminated against this... and me and my daughter and my son, and my grandson, any of my children, let me go and give me back my money. You know Weekly took that \$3 million that I had tried to get on this seat with you all. I'm not accepted because I'm Black apparently. I can't talk to you. My English language is not your level.

All these white people talk your English. I'm talking plain Black People of America, as well as all the people of the race that has been discriminated against. We're homeless because of you. I'm homeless because of you, and you don't hear me. You haven't called me. 702-934-8487... 3... 934-8487 is my number. Have your attorney call me. Kevin Shissler (Schiller), we outside, you know how hot it's been?

GIBSON

Go ahead and just take a moment and finish what you were saying.

COLEMAN

I need a check. I wanna leave Las Vegas because I'm tired. I'm 70 years old and I'm fed up, and my daughter and my son is hating me, because I can't help them.

GIBSON

Thank you, Miss Coleman. That concludes our agenda, and this meeting is adjourned.

There being no further business to come before the Board at this time, at the hour of 10:12 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