

togetherforbetter

Board of County Commissioners

Clark County, Nevada

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

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in Clark County, Nevada, on Wednesday, November 19, 2025:

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

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

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SEC. 1. OPENING CEREMONIES

CALL TO ORDER

The meeting was called to order at 9:04 a.m. by Chair Segerblom with the following members present:

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

Absent:
Michael Naft

* Vice Chair McCurdy II entered during Item 15 via telephone.

Also Present:
Robert Warhola, Deputy District Attorney
Sami Real, Director, Comprehensive Planning
Antonio Papazian, Deputy Director, Public Works
JaWaan Dodson, Assistant Manager, Development Review
Lynn Marie Goya, County Clerk
Jewel Gooden, Deputy Clerk
Ruby Ochoa, Deputy Clerk

SEC. 2. PUBLIC FORUM

1. Public Comment

TICK SEGERBLOM
Good morning. This is the Clark County Commission Zoning hearing on Wednesday, November 19. Good morning, Ms. Director, Ms. Real.

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

TICK SEGERBLOM
This is the first period for public comment. Anyone wishing to speak on an item on the agenda can come forward now. Seeing no one, we'll wait —

LOU FARBER
(Inaudible) on the agenda?

TICK SEGERBLOM
If it's on the agenda, you can speak now or you can wait until it comes up. But if it's on the consent agenda, this will be your only time to speak. The item you want to speak is it on the consent agenda? Please state your name and tell us what item you're speaking on.

LOU FARBER
My name is Lou Farber. I'm speaking on Items 15 to 19, the Cactus Trails.

TICK SEGERBLOM
Okay.

LOU FARBER
I've lived —

SAMI REAL
Sorry —

LOU FARBER
In Mountain Ridge —

SAMI REAL
Commissioner —

TICK SEGERBLOM
Yes?

SAMI REAL
Yeah. Commissioner, so, those are the first items off of the routine. So, we will hear those. So, he doesn't need to speak at this time.

TICK SEGERBLOM
Okay. Well, if you want to just wait just two minutes. We're just going to go through the routine items, and then you can come up and speak with everybody else.

LOU FARBER
Okay. You got it.

TICK SEGERBLOM
Great. Thank you. All right. Seeing no one else, we'll close the public hearing and turn it over to Director Real.

SEC. 3. AGENDA

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

ACTION: APPROVED.

SAMI REAL
The second item is the approval of the agenda after considering any additions or deletions of items. Staff has the following request, which may require re-notification fees in accordance with Title 30.

Hold to the December 3, 2025, Zoning meeting:

- Item 23, VS-25-0688

- Item 24, UC-25-0687
- Item 29, WS-25-0705
- Item 31, PA-25-700032
- Item 32, ZC-25-0527
- Item 33, VS-25-0528
- Item 34, WS-25-0529
- Item 35, TM-25-500130
- Item 46, ZC-25-0615
- Item 47, WS-25-0616
- Item 48, ZC-25-0684
- Item 49, UC-25-0685
- Item 50, ZC-25-0698
- Item 51, WS-25-0699

Hold to the December 17, 2025, Zoning meeting:

- Item 9, ZC-25-0715
- Item 10, VS-25-0717
- Item 11, UC-25-0716

Hold to the January 21, 2026, Zoning meeting:

- Item 20 ET-25-400110 for ZC-0425-07

Hold no date:

- Item 36, PA-25-700033
- Item 37, ZC-25-0552
- Item 38, VS-25-0553
- Item 39, WS-25-0554
- Item 40, TM-25-500138

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 9, 10, 11, 20, 23, 24, 31 through 40 and 46 through 51, the agenda stands ready for your approval.

MOTION

JIM GIBSON
In that case, if there are no additional changes to the agenda, at the pleasure of the board, I move approval.

TICK SEGERBLOM
There's a motion, cast your vote.'
VOTE

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

TICK SEGERBLOM
That motion passes. And Commissioner McCurdy II, can you hear me? I don't think he called in. So, I think Commissioner McCurdy II and Commissioner Naft are both absent but excused.

3. Approval of minutes. (For possible action)

ACTION: APPROVED.

SAMI REAL
The third item on the agenda is the approval of the minutes. The minutes of the October 22, 2025, Zoning meeting are ready for approval.

MOTION

JIM GIBSON
I move approval of the minutes of the October 22, 2025, Zoning meeting.

TICK SEGERBLOM
There's a motion, cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 14

ACTION: APPROVED.

SAMI REAL
Next are the routine action items, which consists of Items 4 through 14, except those items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for your approval.

MOTION

JIM GIBSON
I move approval of the routine action items.

TICK SEGERBLOM
There's a motion, cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

4. VS-25-0702-SCHOOL BOARD OF TRUSTEES:

VACATE AND ABANDON easements of interest to Clark County located between Jefferys Street and Eastern Avenue, and Saddle Avenue (alignment) and Viking Road; a portion of right-of-way being Eastern Avenue located between Viking Road and Saddle Avenue (alignment); a portion of right-of-way being Viking Road located between Eastern Avenue and Jefferys Street; and a portion of right-of-way being Jefferys Street located between Saddle Avenue (alignment) and Viking Road within Paradise (description on file). TS/rg/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

5. WS-25-0701-SCHOOL BOARD OF TRUSTEES:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for a proposed redevelopment of a school on 8.94 acres in a PF (Public Facility) Zone. Generally located south of Viking Road and west of Eastern Avenue within Paradise. TS/rg/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant to upgrade the existing flasher on Viking Road;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0072-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

6. WS-25-0700-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway throat depth in conjunction with a previously approved warehouse and distribution development on 19.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and south of Sunset Road within Spring Valley. MN/dd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved

project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 23.5 feet to the back of curb for Rosanna Street and portion of a cul-de-sac.

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 #0031-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

7. ZC-25-0686-APOLLO PROPERTY HOLDINGS, LLC:

ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north of Sunset Road and west of Tenaya Way within Spring Valley (description on file). MN/gc (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL -

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 #0193-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis

8. VS-25-0697-APOLLO PROPERTY HOLDINGS, LLC:

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

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 55 feet to the back of curb for Sunset Road;

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

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

9. ZC-25-0715-KHACHIKYAN MESROP:
   ZONE CHANGE to reclassify 2.12 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located east of Jones Boulevard and north of Oquendo Road within Spring Valley (description on file). MN/rk (For possible action)

   ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 17, 2025, PER THE APPLICANT).

10. VS-25-0717-KHACHIKYAN MESROP:
    VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Bronco Street, and Oquendo Road and Quail Avenue within Spring Valley (description on file). MN/dd/cv (For possible action)

    ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 17, 2025, PER THE APPLICANT).

11. UC-25-0716-KHACHIKYAN MESROP:
    USE PERMIT for a vehicle paint and body shop.
    DESIGN REVIEW for a proposed vehicle paint and body shop and accessory structure on 2.12 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Jones Boulevard and north of Oquendo Road within Spring Valley. MN/dd/cv (For possible action)

    ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 17, 2025, PER THE APPLICANT).

12. ORD-25-900529: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with 10800 LVB LLC for a congregate care facility and tavern on 5.0 acres, generally located east of Las Vegas Boulevard and north of Erie Avenue within Enterprise. MN/dw (For possible action)

    ACTION: ADOPTED (ORDINANCE 5316; EFFECTIVE 12/04/2025).

13. 13. ORD-25-900736: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Signature Land Holdings LLC for a single-family residential development on 3.98 acres, generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/dw (For possible action)

    ACTION: ADOPTED (ORDINANCE 5317; EFFECTIVE 12/04/2025).

14. 14. ORD-25-900854: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on July 21, 2021 and August 20, 2025. (For possible action)

ACTION: ADOPTED (ORDINANCE 5318; EFFECTIVE 12/04/2025).

SEC. 5. NON-ROUTINE ACTION ITEMS 15 THROUGH 56

(Companion Items 15, 16, 17, 18, and 19)

15. PA-25-700036-USA:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 20.1 acres. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/rk (For possible action)

ACTION: ADOPTED (RESOLUTION R-11-19-25-1; COMPANION ITEMS 16, 17, 18, AND 19).

CONDITIONS OF APPROVAL –
Fire Prevention Bureau

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

SAMI REAL
Next are companion Items 15 through 19.

- Item 15, PA-25-700036. Holdover plan amendment to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 20.1 acres. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise.
- Item 16, ZC-25-0571. Holdover zone change to reclassify 20.1 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise.
- Item 17, WS-25-0573. Holdover waiver of development standards for reduced driveway separation in conjunction with a proposed single-family residential subdivision on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise.
- Item 18, PUD-25-0572. Holdover planned unit development for a 210 lot single-family residential development with modified development standards on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise.
- Item 19, TM-25-500142. Holdover tentative map consisting of 210 single-family residential lots and common lots on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise.

TICK SEGERBLOM
Good morning.

BOB GRONAUER

Good morning, Mr. Chairman and Commissioners. My name is Bob Gronauer, 1980 Festival Plaza Drive. I'm here representing the applicant in this matter, Kavison Homes. Actually, the Principle of Kavison Homes, Todd Stratton is here in the audience today to answer any questions with this presentation that you may have. And I also have in the audience Dagny Stapleton and Margoth Tello. They're both here representing the county to discuss a Community Land Trust (CLT), when we get into those discussions.

First of all, what I'd like to do is get your attention to the overhead, as far as where this property is located. Before I get into the entitlements, and then I'm going to talk about the CLT, and then wrap everything up with what we've done with communication and outreach with the neighbors, and through the land use process here. So, the first thing that you see on the overhead here, and you see highlighted in yellow, this is approximately 20 acres of property that is surrounded by, it's not located within, but it's surrounded by Mountain's Edge master planned community. This is a perfect, classic, infield piece of property. It was owned by the BLM (Bureau of Land Management), where the county has purchased this property for residential development. To get you a little bit more familiar of the location of this property located in Mountain's Edge, it's bounded way over here, that you can see to the east is Buffalo [Drive], which runs north and south. Excuse me, on the west of us, on the east side here is the Rainbow Boulevard. To the north in this area is Mountain's Edge Parkway. And our property fronts onto Cactus [Avenue]. There is a drainage channel that actually runs east and west in this area that bisects our property in this area, that I'm showing you.

What we're proposing before you today is a RS2 development. Matter of fact, it is no different than what you see as the sea of housing that's located on this aerial here. These are —these are going to be similar, and just compatible, and harmonious to the existing homes that are here. And let me explain to you why. So, I'm going to get into the plan amendment, and the zone change that's before you. When you take a look at this piece of property, and, again, you can see our property that's 20 acres. Our property is currently in the master plan as MN. The area that you see here is also a master plan MN. But as they usually say, “You can't judge a book by its cover.” You need to do a little bit more research to understand what actually has happened, and what's existing in this area. Because the next map that I'm going to show you is the actual zonings in this area that are actually compatible and existing to what we are proposing before you today. Which is a land use plan amendment that's changing the plan from MN to a CN, and we're doing a zone change to RS2 to allow the density that we're proposing.

Now as you take a look at the map here, what has happened and I'm going to explain to you why you see all this red in this area. So, what's different is when Mountain's Edge came in many years ago to be planned. It was actually planned for a workforce housing master planned community, because what was planned here was for higher densities. And when you're dealing with higher densities of 8 units or more, that's, typically, where you get into your workforce housing where you create those entry-level homes. So, I spoke to the master developer and the representatives of Mountain's Edge to confirm that, that that was the plan here to come in with workforce housing type of a master planned community. So, what happened is, although, the master plan shows this area as MN, actually, the existing developments that

I'm pointing out to you, currently are zoned RS2 that fit in the CN area. Some of them are zone RM18 (Urban Neighborhood), because, to remind you, about 20 years ago, 15, 20 years ago, home builders were buying multi-family zone property and rezoning them to small lots, RS2 homes that came into densities that were over 8 units an acre, but less than 18 units an acre.

So, now when you take a look at the properties in this area, this is a sea of compatibility and harmonious to the existing development that we're proposing before you today. Because what we would be proposing is a CN with the RS2, which is no different than the existing densities that are located in this

area. And then when you take a— actually, after looking at the practicality of what actually has happened out in Mountain's Edge, now you want to take a look at the text of the county's goals and policies. There is a slew of goals and policies that we meet. I'm going to just mention a few of them to show you that, to justify the application that's before you, and to justify staff's recommendation for approval of this application.

Number one, there's a goal policy, there's a goal of 1.1 that talks about diverse housing for all ages and income levels. This project definitely checks that box. Policy 1.1.1 expands the housing options. This is going to give another entry-level buyer that opportunity to come into this community and buy a new home. Policy 1.1.4, it encourages infill development. As I told you, there's nothing else developed in this area that's vacant except this piece of property that's before you. And then the last policy that I want to point out is policy 6.1.4, which talks about compact and efficient development within the disposal boundary. So, those are just some of the highlights of the goals and policies of the recent land use plan that you adopted here within the last couple of years. But as I close out the zone change and the planned amendment, hopefully, you can understand that there's compelling justification for this development, that it's actually compatible with the densities and the proposals of what we have in this area.

The next thing I want to get into is the PUD (Planned Unit Development) Application. Again, staff is recommending approval over our PUD, our waiver, and our Tentative Map Application that's before you. Now, as we take a look at this development, this is the full 20 acres. We are proposing 210 homes. This is going to come over just a little bit over 10 units an acre. We have two ingress and egress areas. This is the main entryway into the project, and on the southeast portion of our property located here, we have another ingress/egress area. Initially, when we started this process, we had one ingress/egress. Staff has asked us in working with Public Works to add another ingress/egress. So, we made a change as we went through the neighborhood process or the neighborhood meeting process, and the zoning process of making those changes.

One of the things that I want to point out here, as you saw on the aerial map, none of our homes are backing up to existing homes. And matter of fact, our full setback is approximately 51 feet, at minimum, from an existing home to the proposed home that we're proposing. And within that setback, we either have a 5-foot landscaping in there with roadway, or down here in these areas that I'm showing you in the southern west and southern east of our project. We have approximately 14 feet of landscaping along with roadway in this area. So, none of the homes that are being proposed here will back up to existing homes, which, as you know, as we come in with residential development, it's always important to —How do you buffer yourself with the existing or adjacent neighbors that are there? In this instance, we're not touching backyard with backyard. We have enough space in this area for separation.

We've exceeded the parking requirements. We've worked with Public Works and your Planning Department to ensure that we have more than enough parking than what's required on the property. As you take a look at this piece of property here, take a look at the site plan. You see a lot of the green that's here. We're required to provide about 46,000 square feet of open space. And matter of fact, in this plan we have three and a half times the amount of open space that's being provided. So, that comes out to about 156,000 square feet. So, what's interesting about this, and when you take a look at the rest of the subdivisions in Mountain's Edge. This is one of the more open space requirements within a subdivision within Mountain's Edge, and that you will see, that I showed you earlier on the aerials of other subdivisions that are there.

And matter of fact, the amount of amenities are more than what you, typically, will see with a regular subdivision that has some open space. We're going to have a fitness facility that's going to be located on the property. We're going to have two dog parks. We're going to have a splash pad. We're going to have a

covered area for a barbecue pit. We're going to have sports courts. And then as you can see here for connectivity within the development, you can see all the green spaces in between the houses here. You have pathways to walk, and you have backyards there where people can sit out and enjoy and enjoy their neighbors in this area. So, this is a well-thought-out site plan that's before you. We've took a lot of time in working with your staff to get there.

This project is going to be built in three phases. Phase number one is going to be located in the southeast corner of the property here. Phase number two is going to be located in the southwest area here. And then in the north half is going to be phase three. The homes, they're going to be no different than the sizes of homes that are located in this general vicinity. The homes are going to range from 1,200 square feet, all the way up to 1,600 square feet, in this area. And one of the things I'm going to point out later in my presentation, these are going to comply with the development standards and design guidelines, elevations of Mountain's Edges. What's out there for Mountain's Edge, that this property is going to be the same requirements that exist out there today. Prices of the homes currently, with respect to what we're looking at, is going to be anywhere from about $249,000 to $290,000. The irony of that is when Mountain's Edge was under construction, it started with workforce housing back when it started. Those were similar prices, that the home buyers at that time were actually were purchasing homes.

So, usually, I would stop with my presentation there, and tell you, thank staff for the recommendation for approval, and move on and have deliberation from here. But this project's a little bit different. As you know, there's a CLT. The county's involved with this piece of property here. There's a few things I do want to mention. Dagny's here. When we come back on rebuttal, Dagny will come up here with me to clarify some of the misstatements that might be made with the CLT or answer any questions that you may have.

This has been a long process. We've had two neighborhood meetings. We've had Enterprise Town [Advisory] Board (TAB) meeting, a Planning Commission meeting. We've had other meetings with neighbors on the side. We've given as much education as we could through this process. Matter of fact, at the TAB, the county has put together a CLT video. We played that at the TAB. We also then subsequently played that at the planning Commission meeting.

So, there's a few things of facts that I do want to mention. Because if we weren't here with the CLT, I don't think you'd have the opposition that's going to be here, that's here today to fight this project. Because when you go back to the compatibility of the project and the entitlements that we're asking, it's the same thing that's already existing out there. So, with the uniqueness of this, this is where a piece of property that's owned by the county. We've expressed this through the whole process. Not only is this 20 acres going to be owned by the property, but they're going to be the steward of the property. What that means is they're going to maintain this property, they're going to make sure it adheres to what we would call the CC&Rs (Covenants, Conditions, and Restrictions), or the requirements in the lease to make sure that this is maintained to a high capability.

This is going to be a first-time home buyer. This cannot be a second-time home buyer. These home buyers that go through this process is no different than the process that we all got to go through. You got to have a great credit score. Your background gets checked. You got to check all the boxes to qualify for a mortgage to purchase this house that's here. The home buyer is going to own the house, and as I said, the county owns the land. There are no rentals allowed within this subdivision, which is actually what is unique is because, all around Mountain's Edge and I know this, we've done studies on this, there's a lot of rentals within Mountain's Edge. Okay? So, those other subdivisions will have rentals. You're not going to have — this is not going to be a rental community.

We've talked about — we had an appraiser speak on the video. You've talked to appraisers. This is not going to impact the approval of this project, the values of existing homes in the area. Matter of fact, in one of our first neighborhood meetings we had a real estate agent who lives in Mountain's Edge, actually, stood up and made that statement and said, "The appraisals for these homes are much different than the homes that are existing in Mountain's Edge is because there's a restriction on this piece of property. So, when the appraiser looks and values the properties, the comps in this subdivision are not comparable to the comps outside this subdivision." So, there is going to be zero value impact negatively for a existing homeowner in Mountain's Edge.

The other thing that we've mentioned, and I know the county has worked with the Mountain's Edge Master Association (MEMA) to a certain extent. To make sure that this development, as I mention, is going to be compatible to the existing development and master planned community in Mountain's Edge. What does that mean? When you look at this community and you drive by this community, it's going to look and be just like Mountain's Edge properties. It's going to have the same landscaping, same wall elevations, same elevations or similar elevations to other homes within the community. And as I already mentioned, the home sizes are similar home sizes that you already have out there, anywhere from 1,200 to 1,600 square feet. What's interesting about this as I go through now. As I'm going to get ready to wrap everything up. And we've had a lot of discussions, and I could get into the neighborhood meetings, and there's some things that I do want to address, because these have come up over and over again, but, hopefully, I could just knock this out in these conversations here. Okay?

So, one of the first things is that the neighbors had concern is overcrowding of schools. And that's a legitimate concern. And so, what we did is we put together an exhibit of the schools that are located in Mountain's Edge, or in this area that would service this zone. And what we found out, the elementary school and the middle school are under-capacity. And the [Clark County] School District (CCSD) is coming out — Even though, Desert Oasis [High School] is over-capacity today. There is a new school location located here in Mountain's Edge Park for a future high school. So, by the time this high school comes online, our subdivision should be also coming in line on a parallel course. So, from a school impact, these two schools already, a middle and the elementary are under-capacity, and the high school's coming on. We don't see that as being an issue with the CCSD or for school issues, overcrowding.

The other issue that came up is in the subdivision here, there's concerns about fire, about not meeting fire code. I'm going to start with the end thing that I always say, "We got to meet fire code regardless by the time we pull permits." We have checked with our engineer. We have checked with [Clark County] Fire Department (CCFD), turning radius, everything that's been designed here meets fire code. And if by chance, there wasn't, by the time we get our building permit, we have to meet fire code. Okay? With respect to circulation, to turning radius, and anything else that's required by county code. So, we're not coming in for any variances whatsoever, or asking for anything different.

I already mentioned about property values. You're going to hear about property values. And then what you're going to hear about is the type of people that live here. We heard that at the Enterprise TAB. The people that are actually going to be living here, what's interesting, are the same people that actually live in Mountain's Edge today. Because a lot of them are renters, and the renters are going to finally have an ability to have an avenue to get into entry-level housing. So, the children that are playing with the children in Mountain's Edge today and goes to those schools, and the families hang out, and they eat at the same restaurants, are the same people that are going to be living in this subdivision. The only difference is they're going to have pride of ownership. These are your teachers, these are some of your firefighters. There are many people in this room that will probably qualify, maybe their kids will qualify. There're managers, there's food servers along Blue Diamond that live in Mountain's Edge. All those

people that are a part of the community and the fabric of this community will be able to live here and continue to live here outside of renting. So, this is a good thing.

And finally, I'm going to conclude with everything. As you know, the number one thing you hear about the negatives about Nevada, Southern Nevada is there's a housing crisis. Right? I think the statistics, and I learned this from Dagny, I think more than half of your county residents cannot — don't have the ability to qualify to buy a home. We all know of a kid, our kids, our family members, we know people, our friends that cannot qualify. They're good people. Just because you can't qualify doesn't mean you don't deserve to live in a house. We know that there is a supply/demand issue out here. There is not enough housing. There's a high demand of housing.

So, I want to say congratulations to your staff. They have worked with us very hard. Your Planning [Department], your Public Works. Dagny and Margoth have done a tremendous job of trying to educate everybody on this CLT, because it's not easy. Okay? As you know, with this approval today, if this project goes forward, this is going to be the largest and one of your first projects in the state of Nevada that is going to give the opportunity for homeownership for entry-level with this type of program. But that doesn't devalue the area here. This is a good thing.

And the last two things I want to mention is Todd Stratton with Kavison Homes, who is here. The background on Todd, he's your preferred developer here. But the reason why I want to highlight this is, his goal for many years as a home builder is trying to find a way to make entry-level buying easier for a home buyer. He's gone to many jurisdictions, he could tell you he's put years into this work. When the county opened up their RFP (Request for Proposals) process, there was only one developer that applied. That was Todd. No one else wants to take the risk of the unknowns that are happening, or could happen with a project here. The cost of what can happen. But Todd has stayed here for the last six years since this project has been approved and awarded. We've went through a lot. And I want to applaud Todd, because he's been in the background through this all, and I told him today, I said, "I'm just going to recognize you fairly quickly."

But the last thing is, I want to thank you. I know that there's no decision on this project, but regardless, whatever your decision is, is I've been in this business a long time, and there's a lot of people — We all talk about this, off-record, on record, there's a housing crisis, our kids can't afford homes. A lot of people talk the talk, and they have ideas, but they don't put that idea into action. Today, the County Commission, you guys can walk the walk, and I'm proud to stand here before you, representing Todd. Representing a project like this, that we can actually not just talk about ways of finding ways for entry-level housing, but we're actually doing it. With this approval today, this is a good thing for the community. Because one of our children, our friends, or family members is going to be able to live in this community. And not only live in this community, but they're going to have homeownership, and they're no different than the people who live in this area.

So, with that being said, I want to thank you for giving me the time to make this presentation before you today. I'm going to sit down. There's some people here in opposition that would like to speak against the project. And then Dagny and I will come up here, to answer any questions that you may have.

TICK SEGERBLOM
All right. This is a public hearing. Anyone wishing to speak on this item can come forward, and if there's a lot of you, if you want to make a line. There's two microphones. You can speak on each one. You get three minutes. But please feel free to come out and let us know what you think.

AL ROJAS
Hello. My name is Al Rojas. I'm in total support of this project. It's a fantastic project, and I'm going to point out to you why. First of all, we have a housing crisis. Twenty-five percent of the rental homes in North Las Vegas are owned by hedge funds. The fact that only a homeowner can be in this home is a fantastic idea, that's going to stop that problem. As you guys know, I'm very involved with getting a lot of the homeless off of the streets.

The other thing that I like about this project is it doesn't have a pool area. It has an area where the kids can stay inside, ride their bikes. They're not out on the street. It's entry-level housing. There's nothing wrong with somebody having a lease land property. I've been in HOAs (Homeowners' Association) my whole life. My parents owned a lot of real estate. Well, my family owns a lot of real estate in California. So, I'm very aware of the real estate process works. This is a great project. I'm hoping that we can bring some of that to my area in Sunrise Manor. It fits in well from what I've heard about with the community. And I think it's a fantastic direction that Clark County should go.

I only have one question for the — First of all, I want to tell the presenter that was a fantastic presentation. And the only question that I have for him is where do you have your backflow valve? The problem that we had with our HOA is our backflow valve is on the street area, or the sidewalk. And a lot of the homeless start building up encampments there. And, hopefully, you can keep it inside the project, so it's easy to trespass people out. But totally support this. This is the direction Clark County should be going. Hopefully, we can get some of this where I live. You guys know where I live. And I am totally for this project. Thank you very much.

LOU FARBER
Can you all zoom in on that. I know Al Rojas. He does not live in our community. All those meetings and everything he talked about with county planners, everybody in the community, that's the first person you've ever heard speak for this. Every meeting that's been done, everything, it was unanimously against. The governing dynamic of Western civilization, as you all are supposed to represent us, specifically, District F, everybody's against it. Nobody wants it
there. That's a fact. This theory, these big thinkers, that there's plenty of parking —

JUSTIN JONES
Sir, can you state your name for the record?

LOU FARBER
Louis [Lou] Farber.

JUSTIN JONES
Thanks.

LOU FARBER
All right? I know low-income housing. When you all allowed Section 8 housing in Mountain's Edge, it's not supposed to be there. You can see the houses. There's eight cars in front of it. There's more people going to be living in each of these small units than they tell you. It's going to end up like California with cars parked on the street on Cactus. You're going to have to parallel park. The parking things are BS. In reality, this is all BS. But one reason I'll put this up here is that this project, almost all of the 45 planned and prospective sites, I talked to Commissioner Jones, he said, "Oh, those are just prospective possible sites." Yeah. Every possible one, they're almost all in that area. And I see this as changing voting demographics, because most of the people taking advantage of low-income housing estate tend to vote one way. So, this

is akin to redistricting instead of (inaudible) When all these projects are done instead of drawing lines around voters, they're going to be importing voters inside the lines.

And they talk about how they met with Mountain's Edge. I believe they had inappropriate contact with Mountain's Edge from the Commissioner and the builder, because Mountain's Edge has never heard one person. I asked them at their meetings, "Have you ever heard one person support this?" They're like, "No." So, Mountain's Edge is not supporting the community. Our representative is not supporting the community. Nobody is supporting the community. The only person you've ever heard speak for this doesn't even live in the community. Okay? That's a fact. All these things this guy calls facts, they're not facts. Okay? Mountain's Edge was designed to be single-family homes, systematical. That's it. Single-family homes, an entire community of 12,000 homes. You all have since changed every covenant. The reason you're changing these zoning is because you agreed to them before. There was supposed to be no Section 8 housing, no high-density housing, no low-income housing.

If you just drive one block around this, you have senior low-income housing now right on Buffalo and Cactus. Now you're going to do this on Cactus. And then you have Prosper condos they built there. Not to mention the industrial corridor with all the warehouses and 18 wheelers right across the street. This is now the reality of Mountain's Edge. The first liquor store just opened in Mountain's Edge. It's called Lucky's Liquor right on the corner of Cactus and Rainbow. The next one is going to open a block away. The check cashing places are coming. Okay?

People, they live where they can afford. I don't need big thinkers redesigning my neighborhood that I've lived in 17 years. The neighborhood that nobody speaks in favor of, except somebody that lives outside the neighborhood. He wants stuff like this so bad, build it in his neighborhood? Let the people speak. Represent the people. That's not what's going on here. What's going on here is people pushing their own ideologies for their own reasons, ignoring the will of the actual people and residents.

These are the real facts. This is what's really going on, and it's going to end up this and the other 45 planned ones in the southwest, all in Congressional District 3. By the way, which I brought up at the CCPR (Clark County Republican Party) meeting last night. This is akin to redistricting again. You're changing — You also believe, if you're a Republican, violating the rights for us to elect our leaders, because we'll never be — with projects like this opening constantly, will never get representation.

TICK SEGERBLOM
Thank you. I'm sorry, no clapping.

STEVE CHRISTMAS
Hi. Steve Christmas. 7000 Glencoe Harbor Avenue. Did meet with Commissioner Justin Jones the other day. Thank you for meeting with us. I'm happy to hear we are actually getting a full-size high school in Mountain's Edge. That helps alleviate some of the concerns. Gunderson Middle [School] opened four years ago. It is at 95% already. We don't have any plans for additional middle schools.
There's a few concerns I do still have with this. I guess one of the more pertinent ones is — and I know that intention and end result can be different things, especially, as we see elected officials and administrations change. We've all become very aware of potentialities for things to be taken advantage of on a federal level to be done so. And I think that removing the little bit of language we had in the CLT that would have, potentially, inhibited any buyers from making any money when they sold was awesome. So, thank you to Dagny and everybody at the CLT for doing that.

There is one other part of the CLT that does have a potential concern, even if it's not the intent of the Board of Commissioners, the developer, or anybody else. But we do have the county purchase option on

paragraph 12 of the CLT, which Dagny did send an email for, and thank you. I know that the intention is not that these become a bunch of halfway homes. However, there is a potentiality that we move in people we care about, who can't afford, you know, a full-size, full-price home. And down the road, administrations, elected officials change, and if this is in the CLT and everybody is signed onto it, that next administration or elected official could use this to have potentially elect the board of prisons. Just say, "Hey, these are all going to become halfway homes when they sell." Then what are we doing with all the people we care about who bought in there and are watching the property values go down and still have to pay 3% to the county when they sell? That is a concern.

The other concern that I have is — main concern. We do have an email from the CCFD. This is from CCFD, Kevin Hoyt, saying, "Fire plans must be submitted prior to construction, and the correct turning radius would be 28 feet on the inside, and 52 on the outside." These are all 20 foot inside turning radius, I believe. Correct? Radii. So, that is a copy of Clark County fire code regarding the turning radius, additional access over the bridge to get to the north bit. There is a copy of the developer's map that shows we have that second ingress/egress right next to the school zone crosswalk. I believe that's also over a drainage easement.

Here's a less dense version. We have 3,502 single-family homes in the square miles surrounding. Only 60 of those are less than 2,178 square feet as a lot. And that's still 65% larger than Cactus Trails. Here's a variation of the developer's map where you could have two ingress and egress either in the middle, or over here. Straight access for the firetrucks and additional bridge. Move the sport court on top of the drainage. It's unused space. Everybody gets a driveway. We have a total of 600 parking spaces between the garages people have to park in. They can't park in a 3-foot driveway. And all of the guest parking —

TICK SEGERBLOM
I'm sorry —

STEVE CHRISTMAS
And handicap parking —

TICK SEGERBLOM
I'm sorry, your three minutes are up.

STEVE CHRISTMAS
Okay. Thank you.

TICK SEGERBLOM
Thank you.

UNIDENTIFIED SPEAKER
(inaudible)

STEVE CHRISTMAS
Is that allowable?

ROBERT WARHOLA
No.

STEVE CHRISTMAS
Okay.

TICK SEGERBLOM
No.

STEVE CHRISTMAS
This gives everyone a place to park, and it makes it safer, crosswalk, school zone, kids. Thank you.

TICK SEGERBLOM
Good morning.

VICKI RUSSO
Good morning. My name is Vicki Russo, and I'm a 20-year resident of Montelano within Mountain's Edge. The only thing I agree with the first speaker on is this project would be an amazing project in Sunrise Manor, and not in Mountain's Edge. I'm here today to express my vehement opposition to the proposed low-income housing development being considered for our area. My opposition is based on legitimate issues of infrastructure, capacity, community safety, and the preservation of our master plan community, neighborhoods, long-term value, and integrity.

Our infrastructure is already operating near capacity. Roads are congested. Public utilities are aging, and school enrollments are near their limits, if not exceeded. Adding a large-scale low-income housing project, and let's call it what it is, it's low-income housing, without first expanding the infrastructure would create serious strain on our essential services, and quality of life of the current residents.
Public safety must also be a top priority. Increased population density brings additional demands on police, fire, and emergency services. This violates community safety standards set forth within Mountain's Edge without dedicated funding, or resources tied to the new project. The safety of both new and existing residents could be compromised.

And third, our community is a master planned community development carefully designed within specific zoning home standards and long-term investment in mind. Residents purchased here, and I can tell you I did not purchase my home for $250,000. Residents purchased here with the understanding that the future developments would align with that established plan. Introducing a substandard, or Section 8 housing into this master planned environment represents a significant departure of that intent and could undermine the careful balance that has made our neighborhood desirable and stable.

There's also a legitimate concern about how such a change could impact the surrounding property values. Not the appraised values. The appraisers are going to appraise the homes for whatever they determine to be feasible. But let's face it, it's going to be the perceived value. Is a proposed home buyer going to want to buy in this type of a community? I, certainly, would not. The homeowners have invested their savings and trust in the long-term vision of this area, and any change of this scale should be evaluated as no one will want to purchase in Mountain's Edge.

Finally, I respectfully request the full disclosure of each Commissioner's financials, including any personal or campaign contributions received from this developer, his representatives, and/or agencies. This is not an accusation. It's a call for transparency. The public deserves assurance that every decision being made is solely in the best interest of our residents and not influenced by external financial interests. I urge the Commission to deny this proposal of Mountain's Edge. The community deserves to have low-income housing communities, but not at the detriment to a master planned community, and it's residents that have invested and live in the community. I realize that this is a county project. So, you most likely are going to approve it, but I urge you to take a look at what it's going to do. I am in the process of looking to —

TICK SEGERBLOM
I'm sorry. Your time is up —

VICKI RUSSO
I'm in the process of looking to sell of what I thought would be my forever home, because of the decisions you guys are shoving down on us. Thank you.

TICK SEGERBLOM
Thank you. I'm sorry. No clapping.

MADISON CRUTCHMAN
Hi. I come to you with happiness today. My name is Madison Crutchman. And I'm a 33-year-old mother and registered nurse, and I've lived in Las Vegas my whole life. I am 100% in favor of this project. I have family living in Mountain's Edge, and I've wanted to live there for so long, but as a single mom, I just can't afford to live anywhere else than where I am now. The stereotypical way of thinking is why this housing development and things like this are negated. Low-income is very different than affordable housing. And while I'll never have the opportunity to own a home, Las Vegas is in a cycle where we want to buy, but we just can't, because we can't afford it. And while I'll never have the opportunity, but I hope that this project and something like this happens in Las Vegas, because we seriously need it. And I hope that you guys can consider it. Thank you.

TICK SEGERBLOM
Thank you.

TONY ADLER
My name is Tony Adler. I live right across the street from the community in which they're planning to build, which is the only part that he did not highlight in red. Now, while he talks about 15 and 20 years ago of what was expected of Mountain's Edge, and what actually happened in Mountain's Edge are two different things. All those areas in red are not built with this type of density. Even though, he has highlighted that maybe they could have. I don't know if that's true or not. But it's certainly not built that way. That's number one.

Number two, first responders, police, firemen, firefighters, I think the problem that they had was getting into the back of that community. Which that second egress does nothing to solve. Number three, the way that the builder presents this is a homeowner, when they can't make a profit, or they have to sell it for under-market value, makes this a — It's almost like they want to turn this community into, "Hey, we're going to manipulate these people into being homeowners, but really, they're responsible for all the maintenance. They're responsible for fixing everything. They're responsible for everything." But you can't make a profit on it. You can't do anything with it. And then what happens when that homeowner who thinks they have a home that they own? They come in there and they realize, "Oh, the county has now approved these homes for halfway houses." I don't want my children moving in next to people, or living near people that are coming from prison, or coming from wherever you deem, you know, that you guys can.

We also pay — I pay two HOA fees to live in Mountain's Edge. What are they going to pay? Nothing? Because on one end, he says this isn't in the community in Mountain's Edge. On the other hand, he says it is in the community in Mountain's Edge. Which is it? So, they should be held responsible for their association fees. They should be held responsible for the zoning that's there already, that should just stay in place, and make it a real community, so, it doesn't devalue everything.

As far as the schools goes, the high school is — Now maybe I'm outdated, was very much in question, because they wanted to build a very low-capacity magnet school, which isn't going to solve the bursting at the seams schools that we have right now. My daughter goes to elementary school there, and she's got 35 kids in her class. Is that under-capacity? I don't know. What's capacity? 40? 50? 60 kids a class? But that's what's going to happen here.

And I agree with the other people. My sentiments are the same, that I'm probably going to be looking to selling my home as soon as I can, if this gets approved. My daughter's upset about it, I'm upset about it. There's no reason this should ever happen here. There's a plethora of land out there that's not within a master planned community. Summerlin wouldn't allow this. Right? So, why don't we go to Summerlin? Let's build it there. Let's build it anywhere, but in a master planned community, especially, Mountain's Edge.

KEVIN CHRISTIAN
Kevin Christian. 7932 Avalon Valley Court. I've lived in Mountain's Edge for 16 years, and I've worked there, I've watched it grow, and this is going to choke our infrastructure all around. I know it seems great to everybody who gets to have their fair share and fair chance to live in a home and own their home, but dump it in another community. Put it in your neighborhood. Put it in your neighborhood. Why dump 200 homes? It's congested there as it is.

I want this to be my forever home. My wife and I bought that home in 2010, and I don't want to see this dumped in here. I've lived in a halfway house before, after going through three years of recovery. I see how people can change from addiction. And if these people that get in these homes, and they don't even own the land, and then the county can take the property away from them? What's going to happen? Like everybody else said, what's going to happen after that?

If he wants it so bad, put it in your neighborhood. Put it in your neighborhood. But I don't want it in mine. I'm honest. I'm just going to say what everybody else is thinking, I don't want it. I've lived in a lot of areas in this town. I was born and raised in Vegas. I've been here almost 50 years. And I see what this does to people's community. Okay?

Now I'm not going to regurgitate and say everything else, what everybody else says. I just don't — I'm not pushing forward. I'm completely against it. And I know if more people in my community knew about this, they'd be here on a Wednesday morning at 9 a.m. But not many people can do that, because they're at work. That's why this is set up right now. There's not enough people here to vote against this, and we deserve another chance to vote this down. It shouldn't be in our neighborhood. Period. So, thank you for your time.

TICK SEGERBLOM
Please. No clapping.

CARRIE CHESTO
Hi, my name is Carrie Chesto. I just want to bring up from the last two meetings I brought up, and it hasn't been kind of explained to me yet. But as far as the 5 acres that are north of the drainage, there's only one entrance. It's a bridge. What if something happens to that. When something happens to that bridge, what's the emergency exit? A way for these 64 houses to get emergency or get in and out. Something will happen someday to that one entrance over the bridge.

And then to that extent, for the children that are in that 5 acres that go to Gunderson Middle School, they're going to be expected to walk all the way to Cactus, and then the walking trail all the way back to

Mountain's Edge Parkway. And I know what middle school children do with walls and flood channels, and I've seen it all with that flood channel. They go over walls, they take their scooters down the little ladder to get into the drainage canal. I just want to know what precautions are going to be in place to keep those kids safe? Not jumping over the wall into Tuscalante [neighborhood] to get to Gunderson Middle School.

And then also I'm definitely not against helping out workforce housing for housing, but I am disappointed with the layout plans. There's really no way for anybody that has any kind of mobility issue to own one of these homes, because there's so little living space on the first floor. There's either one bedroom or really small living area. I really think that if the county is going to do something to help their people, we should include the disabled also.

Let's see. What else? And then from the last meeting here, it was requested that there be some changes, and I don't see the changes in the plan. They were going to move the entrance away to the west side of Cactus versus the east side right where there was the crosswalk of Cactus for the walking trail. And that they also requested that some of the amenities be moved into that 5 acres, and I don't see that. Also, I don't know if that's something that happens later, or if that's something that happens before the plan goes through. Okay? Thank you very much.

TICK SEGERBLOM
Thank you.

CHRIS MILLER
Hello, my name is Chris Miller. 9328 Peace Pipe Court in Las Vegas. I am a proud constituent in Commission District F. I am also a 20-year-old resident in Las Vegas, who has spent close to 10 years as a real estate professional. Since the pandemic, the housing market has experienced significant price growth, that and the rise in interest rates has created a huge affordability gap, which I'm sure you're all aware of. This development strategically addresses the pricing gap by serving middle income earners like teachers, nurses, and first responders. Those who form the backbone of our community and cannot afford the dream of owning a home in the United States of America.

As someone with extensive market knowledge, I can tell you the workforce housing developments like Cactus Trails do not negatively impact surrounding property values. In fact, they stabilize communities by ensuring consistent homeownership rates and reducing market fluctuations. You know, you can acknowledge community concerns. The evidence shows that properly managed affordable homeownership programs maintain neighborhood standards while expanding opportunity. The development represents thoughtful planning rather than rapid development with extensive community input and oversight throughout the entire process. They can adhere to, as the gentleman stated, the already aesthetically pleasing Mountain's Edge design standards, and, in some respects, exceed current community amenities.

The fact that the model includes ongoing oversight by Clark County ensures proper maintenance and compliance with community standards. This provides an additional layer of quality control that often exceeds what occurs in traditional homeownership situations in which oversight may not exist. Unlike investors and absentee landlords that, I think, someone talked about the number of hedge fund-owned homes in the county. CLT homeowners are required to occupy their homes and are prohibited from renting them. This creates stable, invested neighborhoods that all communities want. Cactus Trails represents an opportunity to support the hardworking people who make Clark County work, nurses, teachers, firefighters, and service workers, who currently face maybe long commutes, or housing insecurities. These aren't abstract people. They're our coworkers, our friends, and sometimes our family members.

I have worked as a real estate agent with these type of home buyers. They've used down payment assistance programs for first-time home buying programs. When they attain homeownership, something they thought was unattainable, the pride in owning their home is huge. And they take great pride in making sure the house is maintained, and their neighborhood is taken care of. I urge you to move forward with this project. Recognize it as a responsible, market-smart solution to the affordability crisis. It represents the best of public/private partnership using proven models to address critical housing needs. By approving this development, you are not just adding units. You're investing in community stability, supporting local, and county can afford to live here. Thank you for your time.

TICK SEGERBLOM
Thank you.

CHRIS MILLER
Thank you for your time.

TICK SEGERBLOM
I think they've already spoken. Good morning.

ELIZABETH HARRIS
Good morning. My name is Elizabeth Harris, and I reside at 7532 Pepperbox Avenue. Good morning. The Cactus Trail proposal that has been brought to you today is deeply flawed. Some of us from the Mountain's Edge community have already spoken today about safety concerns and schools, and in regards to how EMS (Emergency Medical Services) will be able to respond to this neighborhood. I will just repeat that part of this plan is to build a bridge over the flood wash and put 64 homes in that 5 acres. Will EMS really be able to get their vehicles back to those homes in case of an emergency?

Mr. Gronauer put the Mountain's Edge map that showed all of those red neighborhoods in red that said that they were the same compliance with zoning as what they want for Cactus Trails. They're compatible, other than the fact that all of those existing homes in those red areas have driveways. None of these new homes will have driveways. This was actually a serious concern for two of the council members at our October 7 meeting. When the issue of lack of parking was brought up, we were told that the homeowners are going to be required to park their cars in the garage. How is this going to be enforced? Will they get their cars towed if they're not in compliance? If the cars are somehow parked on the street instead of where they're supposed to be in the garage, this will most certainly cause obstacles for EMS. And there must be a better and safer option.

I know that we have been encouraged to stick to the facts as to why the Cactus Trail development is not a good plan, and to not get personal. At the community meeting on October 7, and today, Mr. Gronauer has mentioned that some of us in Mountain's Edge are less than welcoming to those that want to move into Cactus Trails. If this was 12 years ago, my husband and I could be applying for these homes. We would be first-time homeowners. My husband is a truck driver, and I, until most recently, worked for CCSD. Okay? We know that there is a housing crisis. We watch our family, and friends struggle to get a house.

But that is not what this is. The developer's trying to put too many homes on this land. If you truly want to help the workforce, as you say, please give these new residents a real opportunity for growth in a safe and nice neighborhood. Reduce the number of homes. As Mr. Christmas has provided a new plan. Reduce the number of homes from 210 to 165, 155. Give them driveways, so that they can park their cars. Make the streets wider, so that the large trucks in EMS have a chance to safely get through the neighborhoods. And do not ever allow these homes to be used for anything than what they're intended for. First-time

homeowners who are trying to build equity and set down roots in an affordable home. I would also like to take this chance to say that 10% should be allotted for veterans and their families. Thank you.

TICK SEGERBLOM
Thank you. Please.

MARK LEON
Hi. I'm Mark Leon. 10349 Wolf Cub Court, Las Vegas. I'm the President of the Board of Directors of Mountain's Edge Master Association, MEMA, which is the HOA community of more than 12,000 homes that surrounds the proposed Cactus Trail project on all sides. It is a longstanding 20-year policy that MEMA stays neutral with regard to zoning changes, but this unusual project concerns us.

First, it makes little sense that housing for economically challenged families be situated so far from basic resources. The site sits amid a sea of single-family homes, and is not walking distance to shopping, a grocery store, or places of employment. Further, because of the nature of the Community Land Trust, CLT, these homes can never be part of the master planned community that maintains the standards and common elements all around them.

Indeed, because of the CLT, the Nevada laws that govern MEMA and other common interest communities don't apply to Cactus Trails. The county is inadvertently isolating these 210 homeowners, both physically and socially, from the common interest community that surrounds them. MEMA does not see the logic of selecting this site as the showcase for dozens of other planned CLT projects given the many obvious hurdles to its success. Thank you.

TICK SEGERBLOM
Thank you. Please.

LISA SKUROW
Good morning. Lisa Skurow, 524 South 8th Street. I'm here to — But I live in District F. I'm here as a proponent to commend the developer for partnering with the county to develop this project. I think it's well-overdue with 23% of the homes being purchased after not the pandemic, but prior to that, the housing crisis that we had here. 23% of homes were bought by investors, and they have driven the prices sky-high. I think Cactus Trail will fill the gap leaving many middle earners, arena earners, sports, people that support the sports teams, nurses, teachers, first responders, government employees, service industry employees, the ability to buy a home. It is so important. As a real estate broker, I feel that every single person should be able to buy a home, if they so choose. And they work for it.

I appreciate having the time here today. Thank you so much. And thank you for doing this project. I think it's really important. And more projects need to be done in Mr. Rojas' neighborhood and infill areas. I think it's fantastic. Thank you.

TICK SEGERBLOM
Thank you. Please.

KEVIN STRATTON
Good morning, Mr. Chairman and Members of the Board. Thank you for the opportunity to speak. My name is Kevin Stratton, and I live in the Mountain's Edge community, and have lived here for the past nine years. As a father of six, this community is far more than a location. It is where my children are growing up, where we attend school, where we shop, and where we build relationships. This is our home.

I also work for Kavison Homes as a VP (Vice President) of construction, and because of that, I've had the opportunity to watch this project develop from the beginning, the planning, the community input, and the improvements made along the way. But I want to be very clear. I am not speaking today as an employee. I am here as a neighbor, as someone who cares deeply about the future of this community. Across the country, and here in Clark County, families are feeling the growing burden of rising costs. Teachers, healthcare workers, first responders, hospital workers, and young families are finding that affordable housing options are becoming increasingly limited near where they work, learn, and raise their children. This project gives us a rare opportunity, not just to build homes, but to build a solution.

Approving this development will provide stability for families. Stable housing means stable schools, consistent friendships, and stronger long-term outcomes for children. It'll support the local economy. When families aren't overburdened by housing costs, they spend money locally supporting businesses, services, and jobs. It also reflects smart responsible growth. Mountain's Edge already has schools, as we've learned today, infrastructure, parks, and access in place. This makes this the right location for attainable housing, not low-income. Preserve inclusivity and opportunity. A healthy community includes a mix of income, backgrounds, and life stages. This project helps protect that balance. This development isn't about lowering standards. It's about expanding access. It is about ensuring that people who strengthen, serve, and support community can also afford to be a part of it.

So, today, I respectfully ask you for your support. Not simply because we need more housing, but because this project allows us to lead by example. It allows us to demonstrate that growth can be thoughtful, inclusive, and good for families. And with this, I'd like to close with this thought, strong communities aren't built by keeping people out. They're built by making room for those who are working hard to belong. This project makes room, and I believe our community will be stronger, because of it. Thank you for your time and careful consideration.

TICK SEGERBLOM
Thank you. Please. Please.

BIANCA RODRIGUEZ
Hi, my name is Bianca Rodriguez, and I've been a Nevada resident for the past 22 years, and a real estate professional for 10 years. And I just want to say that I urge you to approve this project. We need it all over Las Vegas, not just in Mountain's Edge, or Sunrise. All over. More people need the opportunity to own a home, and I urge all of you to please approve the project. That is it.

TICK SEGERBLOM
Thank you. Wait. Wait. I'm sorry.

FRANCESCA COMELLI
Good morning. My name is Francesca Comelli. I have lived in Mountain's Edge for 19 years, yesterday actually. And I oppose this project. We have a responsibility to the kids that we're raising in our community. Gunderson is at 95% at this time. That means that, yes, it's probably not at capacity. My kid has about 37 kids in each one of his classes, and he's zoned for DO (Desert Oasis High School). And that's been over-capacity for a very, very long time. So, I really have a concern in regards to building 200 plus homes in that specific location. And as we have expressed our concerns, I also would like to say that I am a single parent, and I was able to buy my home with a lot of sacrifices in an area that I could afford 20 years ago.

Also, I wanted to say that during the recession, since we mentioned that some of the areas that were rezoned to high-density, that happened around 2009/2010. And I was a resident of Mountain's Edge at

that time, and I saw that happen where the builders decided that they were going to build more homes in those lots. Because they were hurting, because, obviously, we were going through the worst recession that I've ever seen. So, that was the reason. We can't compare the area to 20 years ago. And we stuck to it, and we built our equity, and we don't want for that to be damaged with a development that is definitely going to have some challenges. Nonetheless, these people are not going to be staying within their community. They are going to be using all of the resources that we're paying within Mountain's Edge with our HOA.

I also would like to say that we have a park right next door that is supposed to be manned by the city, and the city is doing a horrible job with Mountain's Edge Regional Park. There's a lot of crime going on right now, and the police is called every single day. So, if the city is going to take care of this community, I'm wondering with what resources? Since it's already stretched thin. So, as a resident, I have a lot of concerns, and I oppose this project. Thank you.

TICK SEGERBLOM
Thank you. And I'm sorry, Bob, you've still got another person coming.

MICHAEL PERRY
Hi, my name is Michael Perry. 11156 Ferguson Springs Street in Mountain's Edge. I've lived in the community for 13 years. I bought into this community for being a special project in a developed community. The area that is zoned for this currently, I don't feel is the correct area. We have so much area around the area that we could use and develop for a project like this, but not in the middle of a community. I'm a retired fireman. The access into this community, the turnarounds, everything is just bad. The driveways are bad, the traffic is going to be spilled onto Cactus, and there's no parking on Cactus. So, what does that mean? Everybody is going to be parking in everybody else's neighborhoods.

I would feel that there's much more land, just like the senior community on the corner of Cactus and Buffalo, in that area, and on the other side, but not in the middle of our community where we pay association dues to keep our parks. To keep Exploration Peak Park, to keep the other two parks, another park that the county is supposed to build, that we're paying for services, and everything else. We pay for security for our community. I just don't feel that this is the correct area. The access into it. Everything else is just wrong.

I mean, it's going to be bad for the whole neighborhood, for the whole community. And with the parking and the driveway situation. I mean, with rentals and stuff in other areas in the community that have one car garages and stuff like that in other areas of the county, it's bad. They don't have enough parking. So, they're all parking on the streets all around, in surrounding neighborhoods. It's just bad for the area. Thank you.

TICK SEGERBLOM
Thank you. Please. All right. Seeing no one else, we'll close the public hearing and turn it over to Mr. Gronauer.

BOB GRONAUER
Just we have a couple comments that we'll make. I have Dagny Stapleton here. She's going to just address the issue about the equity in the house, because I believe someone said that there is no equity that will be made. She's going to make a short statement on that for clarification. I'm going to mention a couple things, and we'll turn it back over.

DAGNY STAPLETON
Good morning, Commissioners. Dagny Stapleton, Community Housing Administrator for Clark County. And I just want to briefly walk through how the sales prices are set, the income levels we're talking about, and how equity is really created in these homes. We calculate the affordable sales price of a CLT home using a formula that's based on a household's income, specifically, the percentage of area median income (AMI), which is set by HUD (United States Department of Housing and Urban Development).

The majority of the homes in the Cactus project are targeted at 80% of the AMI here in our area. So, the example that we like to use is here for a family of four. The annual income would be $75,000 a year to give you an idea of what these households are making. Julie, for example, is a schoolteacher, a high school teacher. She's been a teacher for a little while. She's got three kids. That makes her a family of four. So, that would be her income as an example. For this income level, $75,000, the portion of her income that she could afford to pay on a mortgage would be about $2,000 a month. That would afford her a home of about $270,000. So, that's an example of how we will be setting the sales prices of the homes in Cactus, and how somebody at that income level will be able to afford a home.

Now, if we take Julie's original sales price of $270,000 and say Julie, in five years, would like to sell her home. We take that same sales formula, incomes have increased, so, 80% AMI is higher, so, the sales price that would be allowed for Julie's home is a little higher. It's about $305,000 in this example. The difference, of course, between what Julie bought her home for and what she can sell it for is about $35,000 in equity. In this example, she would have built some equity in addition to the equity that she would have made by making payments on her first mortgage.

BOB GRONAUER
Thank you. And then just a couple other points. Mr. Rojas mentioned about backflow valve. We're going to be working with Public Works through civil plans. That's all going to be addressed at that point in time when we get the building permits. With respect to the fire issue, as I mentioned to you, we keep talking about the fire issue, we're working through as you go through permits with fire. If there are any issues or concerns with that, that would be addressed at that point in time. To our knowledge is, we're in compliance with the fire code and requirements there.

Notification, that we've been notifying people on our neighborhood mailing list. I know the HOA yesterday, or the day before, sent out a list and they've been keeping the whole entire association involved in this process of letting them know when the hearings were. With the notification that there was a hearing also today. So, I presume the 12,000 people who are living there have received some form of additional notification going through this process.

And then the last thing that I'd like to mention is, is it's unfortunate as I said earlier, as we've gone through this whole process, it's absurd to think that you're going to have halfway houses here and these people are called criminals. That's very disappointing standing here, because we know, and I have said this, the rental rates in Mountain's Edge today is exactly in the range that Dagny told you that someone would pay for a mortgage. These neighbors that are in Mountain's Edge that are going to go from rental to home buying are the people that live there today. Teachers are not criminals. Firefighters are not criminals. Construction workers are not criminals. My kids, my family members, your kids, your family members, your friends are not criminals. And at that, I hope, would have to stop as we go through this process. That's the emotional side of this. The practical side is this is a good thing. You're building homes that are equivalent and compatible to the homes that are located there today. The densities are the same. Regardless, that's practically what has happened. You had workforce housing, master planned community. These are all entry-level homes. And this whole area? These are entry-level homes that you're going to be getting here.

So, with that being said, your staff is recommending approval, the Planning Commission is recommending approval. This is a good project. Not because of the entitlements, but the good it's going to create for someone in this community to finally have that option and that avenue to purchase a home in an entry-level way. So, that being said, we're here to answer any other questions that you may have.

TICK SEGERBLOM
Please. Please. If you can't be quiet, we're going to have to ask the police to remove you. Commissioner Jones.

JUSTIN JONES
Thank you, Mr. Chair. And I would ask that people be respectful. I think everyone else has been respectful and would ask the same of you.

LOU FARBER
You all don't respect us.

JUSTIN JONES
I had a couple follow-up questions that I'd like you guys to answer. There's been Section 8 thrown out by those here today, and also at prior meetings. Can you, Dagny, speak to what is Section 8 and whether Section 8 would apply here? Given that there are no rentals available.

DAGNY STAPLETON
Thank you, Commissioner. Section 8 is what we refer to as housing vouchers, which are provided by the [Southern Nevada Regional] Housing Authority for folks to be able to have assistance in rental units. These are not rental units. They are required to be owner-occupied. So, there will be no Section 8 vouchers that are allowed to be used in these units.

JUSTIN JONES
Okay.

LOU FARBER
Section 8 was about the surrounding areas —

JUSTIN JONES
Sir, stop.

ROBERT WARHOLA
And Mr. Chair, if I may make a statement (inaudible). We're almost there yet, but if the meeting is being disrupted, we could ask security to escort the person that's disrupting the meeting out of the commission chambers.

JUSTIN JONES
Okay.

LOU FARBER
(Inaudible)

JUSTIN JONES
With regards to the fire code issues that were raised, I just want to be clear, and Antonio if you want to chime in, or Bob. With regards to the radii and the width of the roads, can you just speak to whether they are consistent with our current fire code?

ANTONIO PAPAZIAN
Thank you, Commissioner. I can try, Bob, and then if I don't handle it, you could take it.

BOB GRONAUER
Yup.

ANTONIO PAPAZIAN
Commissioner, they are. We review all of the roadway widths. They have to comply. They comply with our standards as well as fire standards. So, the radii, all of those, have to comply with fire standards. Matter of fact, they have to show a turning template that a fire truck can make it through the drive aisles, or through the streets.

JUSTIN JONES
Okay. Thank you. With regards to Mr. Christmas' concerns, with regards to the provisions in the CLT agreement that units could be bought back by the county, or if assigned by a non-profit. Ms. Stapleton, can you address that issue?

DAGNY STAPLETON
Yeah. Thank you, Commissioner. The ground lease does have a purchase option by the county. That is a right of first refusal, and that is to ensure that if a home is at-risk for foreclosure, the county has the option to purchase that. Even if that were to happen, that home would stay in the CLT and would have the same legal restrictions on it and the same ground lease.

JUSTIN JONES
So, it would have the same restrictions. So, it could not be turned into a halfway house or have criminals living there? Et cetera, et cetera.

DAGNY STAPLETON
Yeah. It has to have the same use pursuant to the ground lease.

JUSTIN JONES
Right.

DAGNY STAPLETON
It's a single-family use.

JUSTIN JONES
Okay. With regards to —There was a concern that was raised with regards to mobility, that some of the models don't have large first floors, is that something we've looked at? Are there units that have accommodations for people with mobility concerns?

BOB GRONAUER
Yes. There are.

JUSTIN JONES
Great. Okay. And then I want to go to Mr. Leon's comments with regards to MEMA. And I have the utmost respect for Mr. Leon. He and I have worked together for years now, and we worked very closely with the MEMA Board. We had multiple meetings with them. At the end of the day, it was their decision not to move forward with annexation of this project into the MEMA. We also pitched additional options for maintenance, joint maintenance of the facility. And so, Dagny, if you can just speak to the discussions with MEMA.

DAGNY STAPLETON
Yeah. We did have meetings with Mountain's Edge, and there was interest in bringing this project into Mountain's Edge. So, we were working with our attorneys and the Mountain's Edge folks. And then it was decided that there was not an interest in bringing us into Mountain's Edge. But despite that, what we have promised to do is incorporate into the ground lease all of the same covenants that homeowners in Mountain's Edge have, and are required to meet, as well as have agreements with maintenance and security that will be similar to Mountain's Edge.

JUSTIN JONES
Very good. And so, I just want to make sure it's clear to those that live in Mountain's Edge that it was the association's decision, not the county's for this project not to be incorporated into the MEMA, and to pay MEMA dues. A couple other things I just want to clarify for the record. There was a statement that was made that the original Mountain's Edge development was solely for single-family detached homes. That is false. The development from day one has always incorporated multi-family. There is an apartment complex that was part of the original master association agreement that is off of Cimarron [Road] and Blue Diamond [Road] that was in the original proposal for Mountain's Edge. And there are other developments within the master association —

LOU FARBER
(Inaudible) it’s not in Mountain’s Edge (Inaudible)

JUSTIN JONES
Sir, if you —

LOU FARBER
I’ll escort myself out.

JUSTIN JONES
Thank you. Thank you for coming—

LOU FARBER
And remember all the people talking in favor that don’t live there (inaudible)

JUSTIN JONES
Thank you, sir. With regards to the allegation that this Board has received campaign contributions from the developer, all that information is posted online at the Nevada Secretary of State's website. We're all required by law to post our campaign contributions on a regular basis. So, I want to make sure that's clear.

You've heard here today, we had Chris Dingle, who is the head of Real Property Management for the CCSD, was here earlier. I also spoke with the Chair of the CCSD Board of Trustees, Irene Bustamante

Adams, this morning. The design for Mountain's Edge High School, which will be a full-sized high school, is at 30% design, and is part of the capital improvement project, and will be, hopefully, starting construction next year, so that it can open for the 2028 school year.

With regards to other concerns for resources in this area. We have those same concerns, here at the county. And that is why, for example, yesterday, this Board voted to continue a provisions in our property taxes that allow for the Metro (Las Vegas Metropolitan Police Department), folks from Metro, the sheriff, to continue hiring officers. Officers that will be placed, for example, in the Enterprise Area Command. Yesterday we also, in recognition of the continuing needs for infrastructure, voted to continue fuel revenue indexing (FRI), will provide $3 billion in additional funding over the next decade for infrastructure improvements, like those that you have all seen on Cactus. So, I know that that's not going to satisfy all of your concerns. You are all, of course, homeowners who are concerned about your own community. I lived in Mountain's Edge for 18 years in two different communities. I certainly understand it.

With that said, I think that this is a proposal that the county has been working on with the direction of this Board, in order to meet the affordability needs of our community. And that this is a very appropriate place for it. It has been designated as an affordable housing site for, how many years, Dagny?

DAGNY STAPLETON
About 10 years.

MOTION

JUSTIN JONES
Right. For more than a decade. And we have been working on this project for several years. We have had numerous meetings with the community over the last couple of years to make sure that it is consistent. And the developer has stuck with this project in spite of many hiccups along the way. A lot of things took a lot longer working with HUD and the BLM to get the land transferred to the county. But he has been very responsive. I know just as one example, having lived in Mountain's Edge for a long time, the original proposal had a lot of single-car garages. We all know that many people have two cars. And so, I had requested, and the developer implemented two-car garages for the majority of the units there. Also, changing the layout, so that it was clear that people would have more than sufficient parking within the development.

The other day I was at an event with Metro, and a sergeant came up to me. And he lives in the development that's across the street from this. He's lived in Mountain's Edge for a long time. And he said to me, "Justin, I'm concerned about this development, the affordable housing development in Mountain's Edge. I live across the street. It's something that my wife and I just wanted to raise your attention on." And I walked him through what the proposal really was, as opposed to the rumors and speculation that a lot of folks have heard in the press, seen in emails, seen in lovely Nextdoor app posts that speculated as to what this development is, and what it is not. And after having spent some time with him, he explained to me that his son had recently graduated from the Metro Police Academy, and that his son could not afford a home.

These are the types of folks that we need affordable housing projects for, because it is simply unattainable under the current construct. And this project with 210 homes isn't going to magically solve all of our affordability issues here in Southern Nevada. But it's a first start. It is the first of the projects, it is not the last of the projects. There's another project coming online, also with this developer in Commissioner Kirkpatrick's district, and we are looking for other opportunities for the creativity that our Housing Coordinator, Dagny and her team have put together. And are excited for the prospects of folks in

our own community who serve our interests every single day. Who live in Mountain's Edge currently, as teachers, nurses, firefighters, police officers, construction workers, bus drivers. These are the folks who are our neighbors currently, and these are the neighbors who will be your neighbors when they move in as first-time home buyers. So, with that, I'll go ahead and move for a passage of agenda Items 15, 16, 17, 18, and 19.

WILLIAM MCCURDY II
Commissioner McCurdy, yes.

TICK SEGERBLOOM
There's a motion. Cast your vote.

WILLIAM MCCURDY II
Yes.

VOTE

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

TICK SEGERBLOOM
That motion passes.

BOB GRONAUER
Thank you.

JUSTIN JONES
Thank you. And Mr. Chair, I just want to say thank you to the entire team that worked on this project. Dagny, Margoth, Todd, Bob, and I know there are many others that put a lot of time into it. I know it wasn't easy over the last six years, but it'll be very well-worth it. So, thank you.

16. ZC-25-0571-USA:

HOLDOVER ZONE CHANGE to reclassify 20.1 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise (description on file). JJ/rk (For possible action)

ACTION: APPROVED (COMPANION ITEMS 15, 17, 18, AND 19).

CONDITIONS OF APPROVAL –
Fire Prevention Bureau

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

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 #0513-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. WS-25-0573-USA:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced driveway separation in conjunction with a proposed single-family residential subdivision on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 15, 16, 18, AND 19).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Developer to coordinate with Republic Services to verify feasibility of trash pick-up;
- Developer to also coordinate with EMS service providers to verify service feasibility;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- 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 within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue;
- Coordinate with Public Works - Construction Division for the Mountains Edge Rush Channel Pedestrian Bridge project;
- The installation of detached sidewalks will require dedication to back of curb, together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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; and to show on-site fire lane, turning radius, and turnarounds.

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 #0513-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

18. PUD-25-0572-USA:

HOLDOVER PLANNED UNIT DEVELOPMENT for a 210 lot single-family residential development with modified development standards on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 15, 16, 17, AND 19).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Developer to coordinate with Republic Services to verify feasibility of trash pick-up;
- Developer to also coordinate with EMS service providers to verify service feasibility;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- 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 within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue;
- Coordinate with Public Works - Construction Division for the Mountains Edge Rush Channel Pedestrian Bridge project;
- The installation of detached sidewalks will require dedication to back of curb, together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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; and to show on-site fire lane, turning radius, and turnarounds.

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 #0513-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

19. TM-25-500142-USA:

HOLDOVER TENTATIVE MAP consisting of 210 single-family residential lots and common lots on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 15, 16, 17, AND 18).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue;
- Coordinate with Public Works - Construction Division for the Mountains Edge Rush Channel Pedestrian Bridge project;
- The installation of detached sidewalks will require dedication to back of curb, together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- All streets shall have approved names & suffixes;
- Approved street name list is required from the Combined Fire Communications Center;
- The lot between Lots 30 and 32 shall have a lot number;
- The street shown as Nopal Street shall have an approved suffix;
- The street shown as Desert Barrel Avenue is a duplicate street name;
- The street shown as Winkler Cactus Street is an extension of Rose Cactus Street and shall assume the same name;
- The street shown as Totem Cactus cannot be used multiple times when it is not within the same alignment;
- The street shown as Barbora Street is a sound alike street name.

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; and to show on-site fire lane, turning radius, and turnarounds.

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 #0513-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

20. ET-25-400110 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:

ZONE CHANGE SIXTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone.

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. JJ/jgh/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JANUARY 21, 2026, PER THE APPLICANT).

(Companion Items 21 and 22)

21. VS-25-0683-PRAISE TABERNACLE, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Cameron Street, and Warm Springs Road and Capovilla Avenue (alignment) within Enterprise (description on file). MN/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 22).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 17 feet for Ullom Drive and associated spandrel;

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

SAMI REAL

Commissioners, next are Items 21 and 22.

- Item 21, VS-25-0683. Vacate and abandon easements of interest to Clark County located between Ullom Drive and Cameron Street, and Warm Springs Road and Capovilla Avenue (alignment) within Enterprise.
- Item 22, UC-25-0682. Use permit for a place of worship. Waivers of development standards for the following: reduce driveway approach distance; and waive full off-site improvements. Design review for a place of worship on 2.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

TICK SEGERBLOM

Yeah. Could we take a —We'll take a five minute recess.

(Meeting recessed at 10:29 a.m. / Meeting Reconvened at 10:38 a.m.)

TICK SEGERBLOM

Good morning. Whichever you like? There she is. Okay. Good morning.

ERNEST FREGGIARO

Good morning. Ready to go?

TICK SEGERBLOM

Yep.

ERNEST FREGGIARO

My name is Ernest Freggiaro, 3981 Arlberg Way, here representing Praise Tabernacle Inc. and Pastor Randy Blizzard, who's in the audience. With me today is Phil Wakefield, Blue Diamond Civil Engineering, our professional engineer on the project. We've worked closely with county staff over a good long time to come up with a plan that we think satisfies everyone. We were at TAB. TAB approved our vacation and abandonment of Ullom Street [Drive], and they did not feel that we had enough parking, so they gave us a no vote on the use permit and waiver of development standards.

We had the opportunity to meet with Commissioner Naft this week, and I believe he has given our thoughts to Commissioner Justin Jones. And we agree with everything that is being proposed. We think we have a good plan. Pastor Blizzard has had the property for eight years. And it's a serendipitous time because Clark County is doing a capital improvement project on Warm Springs Road and bringing sewer in front of the project. Previously it was 3,000 foot away and industrial, and that's a bit much for one congregation to absorb. So, we respectfully request approval of our project and thank you for your time.

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

JUSTIN JONES
Thank you, Mr. Chair and Mr. Freggiaro. I think I just want to read into the record as I understand it, that the additional condition will be to add 10 parking spaces. Is that correct Ms. Real?

SAMI REAL
That is correct. Commissioner Naft had requested 10 additional parking spaces to be provided as they were shown on one of the original plans.

MOTION

JUSTIN JONES
Great. All right. With that I'll go ahead and move for approval of agenda Items 21 and 22.

TICK SEGERBLOM
There's a motion, cast your vote.

WILLIAM MCCURDY II
Yes.

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you so much. Thank you, Pastor.

22. UC-25-0682-PRAISE TABERNACLE, INC.:
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway approach distance; and 2) waive full off-site improvements.
DESIGN REVIEW for a place of worship on 2.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Warm Springs Road and east of Ullom Drive within Enterprise. MN/dd/cv (For possible action)

ACTION: APPROVED (COMPANION ITEM 21).

CONDITIONS OF APPROVAL –
Comprehensive Planning
- Ten additional parking spaces are to be provided on-site;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 17 feet for Ullom Drive and associated spandrel;
- Applicant to construct a 5-foot detached asphalt path along Warm Springs Road;
- Applicant to install "No Parking" signs along Ullom Drive;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Warm Spring Road.

Department of Aviation

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

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0189-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

23. VS-25-0688-BD-WESTWIND 2, LLC:

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

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 3, 2025, PER THE APPLICANT).

24. UC-25-0687-BD-WESTWIND 2, LLC:

USE PERMIT for a gasoline station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; 2) alternative driveway geometrics; 3) allow non-standard improvements in the right-of-way; and 4) waive full off-site improvements.

DESIGN REVIEW for a proposed gasoline station and convenience store on a 0.90 acre portion of a 3.36 acre site in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Pebble Road within Enterprise. MN/dd/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 3, 2025, PER THE APPLICANT).

(Companion Items 25, 26, and 27)

25. VS-25-0711-SILVER SERENE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Warbonnet Way and Buffalo Drive, and Cougar Avenue and Ford Avenue; and a portion of right-of-way being Cougar Avenue located between Miller Lane (alignment) and Buffalo Drive within Enterprise (description on file). JJ/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 26 AND 27).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Warbonnet Way, 25 feet to the back of curb for Cougar Avenue, 50 feet to the back of curb for Miller Lane and associated spandrels;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

SAMI REAL

Next are companion Items 25 and 26.

- Item 25, VS-25-0711. Vacate and abandon easements of interest to Clark County located between Warbonnet Way and Buffalo Drive, and Cougar Avenue and Ford Avenue; and a portion of right-of-way being Cougar Avenue located between Miller Lane (alignment) and Buffalo Drive within Enterprise.
- Item 26, WS-25-0710. Waivers of development standards of the following: reduce setbacks; and reduce net lot area. Design review for a single-family residential development on 7.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Cougar Avenue and east of Warbonnet Way within Enterprise.
- Item 27, TM-25-500171. Tentative map consisting of 13 single-family residential lots on 7.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Cougar Avenue and east of Warbonnet Way within Enterprise.

TICK SEGERBLOM

Good morning.

STEPHANIE GRONAUER

Good morning, Mr. Chairman, Commissioners. Stephanie Gronauer, 1980 Festival Plaza Drive, here on behalf of the applicant Richmond American Homes. If I could direct your attention to the overhead. This is about 7.50 acres located west of Buffalo Drive. It's on the south side of Cougar Avenue. This entire area is RNP. You can see this is all ranch estate master plan, as well as zoned RS20 with all the green. And Richmond is coming in with .50-acre lot community with all one-story homes. They've got 13 lots you can see here, with homes fronting on the Miller [Lane], six homes fronting on the Miller, one home that will front onto Cougar [Avenue], and then a small cul-de-sac here that will access off of Cougar Avenue.

We have two waivers. The first, staff is supporting because you've actually put forward an ordinance since this application was filed allowing for 20-foot setbacks on the private streets. So, we very much appreciate that support, and it's consistent with your new ordinance. The second waiver is with respect to four of the lots that are slightly below the net acreage or net lot sizes that are allowed. They all exceed pretty significantly the gross square footage. They're 21,000 and even 22,000 square foot gross. However, these four lots are located, as you can see on the roadways, these are 60-foot-wide roadways, Cougar, Warbonnet [Way], and also, Miller.

And so, these three are slightly under the 18,000 square foot lot net size. This one is slightly below that as well. Your code does allow for 80-foot right-of-ways. A 10% reduction. It does not allow that same allowance for the 60-foot right-of-ways, but as you can see there's a significant dedication that's involved on these properties with the dedication of the 25 feet of the half streets. And then also the 15 foot of the landscaping and the detached sidewalk. So, unfortunately, that gross size was reduced pretty significantly on those roadways. It's consistent with lots in the area. Many of the lots in this area were allowed to parcel out to the center line of the streets. So, these lot sizes are very much consistent with other home sites in the area. And we'd very much appreciate your approval. The alternative would be losing a lot, which in this instance is not appropriate. We're at a density of 1.7 units to the acre, so we very much are within what's contemplated and certainly allowed in the RNP. We just have the waiver on those four lots.

So, with that said, we'd appreciate your approval with the approval of the waivers. One thing the neighbors had asked for, which we're happy to do, is no streetlights in this area. It is a very rural area. So, Commissioner Jones and the Commission, if you're willing to do that, we're happy to do no streetlights. Also, I think there was a mention or a mixed opinion on asphalt pathways on maybe Warbonnet and Miller. We're happy to do that. Or concrete whatever is the Commission's preference. So, with that said, I'm happy to answer any questions.

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

JUSTIN JONES
Thank you, Mr. Chair. And thank you for the presentation. With regards to the streets, I think, Mr. Papazian wants to chime in on what we're thinking.

ANTONIO PAPAZIAN
Thank you, Commissioner. I would like to delete a condition. We have full off-sites, just working with your office we understand the rural component in this area. So, if I can delete the condition of full off-sites and add full off-site improvements, except for streetlights, along Warbonnet way and Cougar Avenue, and then applicant to install conduit and pull boxes for streetlights on Warbonnet and Cougar Avenue. The reason for that condition is, so that we're not tearing up sidewalk in the future. All the infrastructure will be there. And coordinate with Public Works development review for the off-site improvements along Miller Lane. I'll work with your office, Commissioner, to see what we would like in this rural area for Miller Lane.

JUSTIN JONES
Okay. That work?

STEPHANIE GRONAUER
Yes. We're good with that.

MOTION

JUSTIN JONES
Great. All right. With that additional condition provisions from Public Works, we'll go ahead and move for approval of agenda Items 25 through 27.

TICK SEGERBLOM
There's a motion, cast your vote. Commissioner McCurdy II, are you there? I don't hear him, but we're fine.

VOTE

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

TICK SEGERBLOM
That motion passes.

STEPHANIE GRONAUER
Thank you very much.

26. WS-25-0710-SILVER SERENE, LLC:
WAIVERS OF DEVELOPMENT STANDARDS of the following: 1) reduce setbacks; and 2) reduce net lot area. DESIGN REVIEW for a single-family residential development on 7.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Cougar Avenue and east of Warbonnet Way within Enterprise. JJ/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 25 AND 27).

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

Public Works - Development Review
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements except for streetlights along Warbonnet Way and Cougar Avenue;
- Applicant to install conduit and pull boxes for streetlights on Warbonnet Way and Cougar Avenue;
- Coordinate with Public Works - Development review for the off-site improvements along Miller Lane;
- Right-of-way dedication to include 25 feet to the back of curb for Warbonnet Way, 25 feet to the back of curb for Cougar Avenue, 50 feet to the back of curb for Miller Lane and associated spandrels;

- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

27. TM-25-500171-SILVER SERENE, LLC:

TENTATIVE MAP consisting of 13 single-family residential lots on 7.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Cougar Avenue and east of Warbonnet Way within Enterprise. JJ/rg/cv (For possible action)

ACTION: APPROVED (COMPANION ITEMS 25 AND 26).

CONDITIONS OF APPROVAL -

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

Public Works - Development Review
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements except for streetlights along Warbonnet Way and Cougar Avenue;
- Applicant to install conduit and pull boxes for streetlights on Warbonnet Way and Cougar Avenue;
- Coordinate with Public Works - Development review for the off-site improvements along Miller Lane;
- Right-of-way dedication to include 25 feet to the back of curb for Warbonnet Way, 25 feet to the back of curb for Cougar Avenue, 50 feet to the back of curb for Miller Lane and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing
- The streets names shall not include directional prefixes;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

28. WC-25-400111 (UC-24-0089)-NEVADA SPEEDWAY, LLC:

WAIVER OF CONDITIONS of a use permit requiring 3 years to complete full off-site improvements in conjunction with an existing motor vehicle racetrack on portions of 990.2 acres in a CG (Commercial General) Zone and an RS80 (Residential Single-Family 80) within the Airport Environs (AE-65, AE-70, AE-75, AE-80, & APZ-4) Overlay. Generally located north of Las Vegas Boulevard North and the east of Hollywood Boulevard within the Sunrise Manor planning area. MK/rp/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –

- Until January 1, 2028 to commence or the application will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Construction of off-site improvements to commence by January 1, 2028;
- Execute a Restrictive Covenant Agreement (deed restrictions).

SAMI REAL
Next is Item 28, WC-25-400111. Waiver of conditions of a use permit requiring 3 years to complete full off-site improvements in conjunction with an existing motor vehicle racetrack on portions of 990.2 acres in a CG (Commercial General) Zone and an RS80 (Residential Single-Family 80) within the Airport Environs (AE-65, AE-70, AE-75, AE-80, & APZ-4) Overlay. Generally located north of Las Vegas Boulevard North and the east of Hollywood Boulevard within the Sunrise Manor planning area.

TICK SEGERBLOM
Good morning.

MARK MULHALL
Good morning. Mark Mulhall, 1980 Festival Plaza Drive on behalf of the Las Vegas Motor Speedway. So, back in July 2024, a special use permit was approved for outside storage. Condition of approval for that was off-site improvements to be complete within three years. We're requesting a waiver of that on Hollywood Boulevard and Tropical Parkway or rather an amended condition to begin construction of those in 2028. We want to thank Commissioner Kirkpatrick for working with the Las Vegas Motor Speedway, and also, thank Public Works for working with us on this matter. And I'm happy to answer any questions. Thank you.

TICK SEGERBLOM
This is a public hearing. Anyone here wishes to speak?

AL ROJAS
My name is —Test, test, test, test.

TICK SEGERBLOM
We hear.

AL ROJAS
Can you hear me?

TICK SEGERBLOM
Yes.

AL ROJAS
My name is Al Rojas. I live in Sunrise Manor. And I don't know how this project escaped me, but it looks very exciting. It's a testament to the fact that Sunrise Manor is a place to invest money, that we're getting safer, that we're working well with our representatives. And I totally want to go check this out but I'm hoping that it's going to bring a lot of revenue and a lot of future prosperity to our Sunrise Manor. Which an area which I totally love. Thank you very much.

TICK SEGERBLOM
Thank you. Anyone else wishing to speak? Seeing no one, we'll close the public hearing and turn it over to Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK
Thank you, Mr. Chairman. And so, Mark, you were right, I'm not going to waive it. However, I will extend it. This is only the last area that needs to be completed at the [Las Vegas Motor] Speedway, and we just want to make sure that it gets done. So, we would extend it to give you until construction to commence by January of 2028. I'd like to see it on my way out be completed. You'll still need to sign the restrictive covenant agreement until such time. And then you should — and I want to say this right for Antonio, but what I don't want you to do is to wait until January of 2028 to get the permits. Right? It takes a process, so sooner rather than later, but you don't actually have to start the construction until that time. Antonio, is there anything different?

ANTONIO PAPAZIAN
No, just to reiterate what you said is, they should be actively working on their permit, so that they're ready to work and commence by January 1, 2028.

MARILYN K. KIRKPATRICK
We hope that it doesn't take two years at the county to get your permit, but we also know that you can't give it to us six weeks before. So, are you good with that?

MARK MULHALL
Yes, we accept that. Thank you.

TICK SEGERBLOM
Don't we want to have it December 2027, so that we make sure —

MOTION

MARILYN K. KIRKPATRICK
No, January 2028, I'll be here. I don't leave until the end. Don't rush me out. So yeah, January is fine. Okay. That would be my motion.

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

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you.

MARK MULHALL
Thank you.

29. WS-25-0705-FARMER, JUSTIN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce building separation; 3) eliminate access gate setback; 4) allow modified driveway geometrics; 5) waive full off-site improvements; and 6) allow non-standard improvements in the right-of-way in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Tropical Parkway and west of Kevin Way within Lone Mountain. AB/jam/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 3, 2025, PER THE APPLICANT).

30. WS-25-0712-CHURCH LDS PRESIDING BISHOP:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; 2) reduce gross lot area; 3) reduce and eliminate street landscaping; and 4) allow an attached sidewalk to remain in conjunction with 2 proposed single-family residential lots on a portion of 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Solar Avenue and west of Conquistador Street within Lone Mountain. AB/dd/cv (For possible action)

ACTION: APPROVED.

CONDITIONS OF APPROVAL –
Comprehensive Planning
- Minimum 30 foot front yard setback;
- Street landscaping for Lot 3 along Conquistador Street to consist of a minimum 5 foot wide landscape strip and may be designed consistent with Alternative #2 photo presented at the 11/19/25 Zoning meeting;

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

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

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

SAMI REAL
Next is Item 30, WS-25-0712. Waivers of development standards for the following: reduce front setback; reduce gross lot area; reduce and eliminate street landscaping; and allow an attached sidewalk to remain in conjunction with 2 proposed single-family residential lots on a portion of 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Solar Avenue and west of Conquistador Street within Lone Mountain.

TICK SEGERBLOM
Good morning.

ALLEN RINGEL
Good morning. My name is Allen Ringel, 9350 Wittig Avenue. And I am representing this project. I also have here Keith Spencer, who is a commercial realtor, who's also representing the property. So, I wanted to take a moment to just give a little bit of context around the property itself and what I'm trying to achieve here. Basically, this is a 4-acre parcel which is owned by a church. And they have, basically, built that out and put the off-site improvements in for that lot. They have a remnant or an irregular piece at the back of that, which is basically one that has been sitting there for a while. And I am somebody that lives in this area and would like to continue to live in this area. So, my intent is to split this and go into contract with them to split this into two parcels and actually build a house for myself that I can live in, because I want to remain in the community.

I wanted to highlight a couple of things here. So just for orientation, this is Elkhorn [Road] here, Solar Avenue, Conquistador [Street]. This is pointing north. And then you can see here that the church, basically, built out a little bit further than the yellow line is kind of where you would look and say that's about an acre. So, the reason that I'm asking for the waiver of development standards is the church has built the parking lot beyond that. And so, the piece is actually smaller than the acre that would be desirable to split this. So, that gives a little bit of context. The one thing that I'm asking for is that one of these parcels will be below the gross lot size. Which is, it'll be roughly 19,000 square feet and then both of them will meet the minimum net lot size. So, I should be able to meet those with both of these. So, I

just wanted to maybe take a second here and just orient you on the attached sidewalk. So, this is a little bit closer picture so you can see that they've already built this out. It's already been poured. Just wanted to highlight that the off-site improvements have already been done for this section.

Another one of the waivers that I'm asking for is, basically, for the setbacks. Because the lot is shorter and the depth is not as deep and it's a little bit shy of the gross net size, the gross size of the lot. I'm looking to basically move that front setback from the 40 [feet] standard to 20 [feet], which there seems to be a precedent for this in the area. I've kind of circled similar houses in the area where they have roughly 20-foot setbacks. And basically, you know, I want to be able to fit in with the community. I also don't want a backyard that's very, very short and stubby, and a very big front yard. So, other thing, too, that I just wanted to highlight here, was just that this — And maybe I'll pop back one more because I think this is important to say. Going back to this one. This is actually a dead end, so even though it's not a private street, it actually terminates here and there's only one, two other houses on the street with driveways on this Solar Avenue in this piece. And I just wanted to point out to you that there seems to be a precedent for half acre lots, roughly 0.4 acres to 0.5 acres. In the area you can see that the majority of the houses around here are of similar size.

So going back to this one, I just wanted to point out the public right-of-ways. So, you can see on purple here, these are the public right-of-ways. And you can see that basically the sidewalk goes along this public right-of-way. And I think this is important because the public right-of-ways, also show, one of the things that I'm looking for a waiver on is to basically waive the landscaping on this small piece where I want to put a brick wall. So that I can have privacy for my backyard. And still intend to keep the landscaping on the front pieces of it. Also, around the corner to the wall, but looking to waive the landscaping for this small portion where I would like to put a brick wall for the privacy of my backyard. There's a precedent here too, I don't know if you can see them on here, but these green dotted lines, they're existing brick walls. So, there is an existing brick wall here along the property line. There's an existing brick wall along the property line for this neighbor. There's also existing brick walls along the property lines for this neighbor, and then also, all the way around this neighborhood, there is an existing brick wall. So, it seems that there's no difference with the surrounding homes and this would fit very well with the existing precedent there. Okay.

And then I just had a couple pictures of when you're looking down Solar. So, you know, these are various pictures or viewpoints of where you're looking, but if I'm looking down to the neighbor you can see that they have a wall which is basically on the property line. When you're looking down Solar you can see that there is a — Since they didn't do the off-site, so it's roughly the width of a sidewalk there and they have a brick wall but there is gravel there. And then this is just a picture of looking — that there are many walls in the area that are similar to this. Okay. And so, this was just a picture kind of looking down the street, you can see that there's quite a few brick walls in the area that would be similar to what I'm proposing. I'm trying to minimize it, only doing it for the privacy of the backyard, but I want to, obviously, would like that privacy. And that is most of everything that I had prepared. I have some other pictures here, but I think that you guys can see here that there's a very strong precedent for what I'm proposing. I think it a — You know, I want to be part of the community. I want to fit in. And going through this process I would really love to be able to build my home here. So, thank you very much.

TICK SEGERBLOM
Thank you. This is a public hearing. Anyone here wishes to speak?

RONNIE DRESSLER
Morning. Thank you. My name is Ronnie Dressler, 7349 Skyline Vista Court. I just want to read my comments to this one. I am here to speak in opposition to the request of waiver of development. I want

to start with a simple point. We have developmental standards for a reason. RS20 zoning and the RNP Overlay weren't created casually. They exist to protect the character, spacing, and integrity of our area. These standards aren't optional guidelines. They're requirements that every property owner in our community must follow. The problem with this application is that nothing about it demonstrates a legitimate hardship. What's being presented is simply a situation where the applicant's chosen lot configuration does not fit the developmental standards. But instead of adjusting their plan to meet the standards, they're asking the county to change the standards to fit their plan. Classic square peg round hole, they're asking you to make the whole square.

The applicant openly states the church is only willing to sell a certain amount of land, and because of that the lot becomes too small, too shallow, and unable to meet the setback and landscaping requirements. But that is a self-created constraint, not a hardship rooted in the land. Waivers cannot be granted just because a plan is inconvenient or because the seller won't provide enough acreage. If because the seller won't sell more land becomes an acceptable justification for waiving zoning standards, then the RS20 Zoning District immediately becomes to erode. It opens the door for more undersized lots. Even staff acknowledged this by recommending denial of the most impactful waivers, including reduced front setbacks and the elimination of required landscaping. These elements are not cosmetic, they define the feel and rhythm of the entire neighborhood. The front setbacks protect the open semi-rural character. The landscaping requirements reduce the heat and dust and maintain consistent streetscapes along Solar and Conquistador. Eliminating them would create gaps and hard edges that do not match the surrounding homes.

The applicant is not offering any public benefited exchange for these waivers. There's no improvements to safety, no infrastructure benefits, no community enhancements. The waivers are being requested purely for convenience. At the end of the day, if a project cannot meet the RS20 standards, then the project needs to be redesigned, not the standards. For this reason, I respectfully ask the Commission to deny their requested waiver, particularly those related to reduced setbacks, reduced lot size, and removal of required landscaping. Thank you.

TICK SEGERBLOM
Thank you.

BRIGITTE SOLVIE
Good afternoon, Commissioners. Waiting for a hot mic.

TICK SEGERBLOM
I think it works.

BRIGITTE SOLVIE
I think we're good. Good afternoon, Commissioners. I am Brigitte Solvie, I live right near here, 7030 North Conquistador Street. I have no problem with the project because of the size of the parcel is irregular due to the constraints that are set upon it. This church built what they did and here we are. I am concerned about the reduction of landscaping, because landscaping is what we are really working hard to bring back into the community. I know that he wants to build a wall on what would be the far east portion of that second lot. I think it's Lot 2. He calls it parcel [Lot] 3, just to share his picture. So, I understand that for privacy. I haven't seen an actual design of how that would look. Other walls already are existing, I get that. But we've been working hard to maybe work in an agra wall or a partial wall, not to go all the way up to the front corner that wraps around. Something that would still bring a continuity to the neighborhood. We've got developments that are closed developments, that you see the back walls to. The one to the

east is Savona. The one across the diagonal was a private development that has the interior cul-de-sac. The one to the north that hops over the house that's there to the north, that's a private development with interior cul-de-sac. It's unusually but it's different. So, the setbacks for those interior streets are different. These are all primarily large lots. And I know you know that because of the RNP Overlay.

So, I would say do not release the requirement for landscaping, and put a constraint on the size of the length of the wall on that eastern property, what's considered at this point parcel 3. And it is self-imposed. We want to build a big huge house as big footprint as we can because that's what we want on our .5 acres. But sometimes the house needs to compromise and you need to build a smaller house to better fit. We worked hard on the setbacks for rural properties. It shouldn't necessarily be 20 feet. This is a public street, so we want to have the proper setbacks. The house directly to the north has a setback that's a little different because there's a front walkway, which is hard to see on the visual. You have to actually go into the maps. But they've put in a front gate and a porte-cochère, kind of a covering. And then the actual front door is back further. So anyhow, it's unique. It's a challenge and it takes a little bit of massaging. So, I ask that our Commissioner would really dig into this project to maybe see what can be done to improve its footprint in this neighborhood. So, I support the acreage size, but I'm not real supportive of the lack of landscaping and the size of the wall on the east. Thank you.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak? I'm sorry. I think we can't —

RONNIE DRESSLER
Just my neighbor sent it (Inaudible) —

TICK SEGERBLOM
Oh. Do you have a letter or something?

RONNIE DRESSLER
He sent it in. He said they acknowledged it. Afshin Tadayon, 7330 Skyline Vista.

TICK SEGERBLOM
I don't know if Commissioner Becker saw that.

SAMI REAL
We can look it up.

TICK SEGERBLOM
Okay.

SAMI REAL
If we acknowledge the receipt of it then we do have it, but we can look it up if there's a question about it or —

TICK SEGERBLOM
Okay. Anyway. We'll turn it over to Commissioner Becker. Close the public hearing and turn it over to Commissioner Becker.

APRIL BECKER
Okay. So, we'll just go through these one by one so that it's clear for the record. Regarding the reduction of the front setback to 20 feet. Because it's a public street, 40 feet is required. But after looking at the

other homes around the area, I was willing to compromise to 30 feet if that's workable. And I know that you probably want to have a larger backyard, and I understand that.

ALLEN RINGEL
Can we do 25 [feet], would that be acceptable?

APRIL BECKER
30 feet? How about 31?

ALLEN RINGEL
You're making it tough. Shoot. Yeah. I think 25 would be like a really great number.

APRIL BECKER
35. I'm willing to make the exception for a 30-foot setback. I think that that's still more than what the houses around that I've looked at. So, across the street is 32.

ALLEN RINGEL
Okay.

APRIL BECKER
So, I'm willing to go 30-foot.

ALLEN RINGEL
Yeah. I think when we look at it, the only thing that I was looking at was just — Let me find the that.

APRIL BECKER
So, we're going to go to number 2 with the reduction of the gross lot area. I'm comfortable with that because it meets the net, so I'm going to move to approve that. And with 3A, it's to reduce the width of the street landscaping along Solar Avenue, I'm comfortable with that as well. But for 3B, and maybe Sami, if you can help me here. I'm not going to grant the elimination for street landscaping along Conquistador. Is there some way that you can guide me in how that needs to be?

SAMI REAL
So, you could either recommend denial of 3B, and so that would require them to have 10 feet of landscaping along Conquistador, or if you wanted to allow an alternative like Solar has 6 feet instead of the 10 feet. You can specify that the landscape strip on Conquistador should be 6 feet instead of 10 feet. So, you have a couple different ways of going.

ALLEN RINGEL
And if that's what we're looking at, I did come with an alternative. Would I be able to do something like this? Where basically I mirror what the neighbors have done, and I will knock out the sidewalk and keep the wall there. That would be consistent with what the neighbors have. I'm willing to knock out the sidewalk and put gravel in like this one here.

ANTONIO PAPAZIAN
Commissioner if I can? That would be in the right-of-way. We don't allow the landscaping to be in the right-of-way. So, he cannot do that.

APRIL BECKER
Okay.

ALLEN RINGEL
I'm curious how the rest of them are doing that then.

APRIL BECKER
Excuse me.

ALLEN RINGEL
I'm curious how the rest of them are doing that then.

ANTONIO PAPAZIAN
If you put the picture back up, I could explain it. Because the sidewalk still exists and they put it on there. So, the one next to it, your picture next to it, the sidewalks still exists. They didn't rip up the sidewalk to put in landscaping. That's on their private property and that's allowed.

ALLEN RINGEL
So, could we consider an alternative like this, where I create a small wall and do a 5-foot landscaping area and then do the wall?

SAMI REAL
So, so long as the sidewalk remains and then whatever width the Commissioner would like to approve for the landscape strip can be installed behind the sidewalk, and then the wall can go up past the landscaping.

ALLEN RINGEL
So, this would be acceptable?

APRIL BECKER
So that would be what you had suggested with a 6-foot alternative —

ALLEN RINGEL
Yeah. Basically —

APRIL BECKER
Sami —

ALLEN RINGEL
There's roughly a 5-foot landscaping strip there that you can put some trees in. And then I'd have a smaller wall and then the wall for the privacy.

SAMI REAL
If it's acceptable to the Commissioner, we could refer to these diagrams as permissible landscaping.

APRIL BECKER
Okay. And so, would we need to have him submit a diagram for that?

SAMI REAL
Sure. He could actually submit these handouts to us, and we can add them to the record.

MOTION

APRIL BECKER
Okay. Okay. And I would move to approve item [waivers of development standards] 4. And that would be my motion. Again, for item [waivers of development standards] 1, reduce the front setback to 30 feet. Approve item [waivers of development standards] 2 because it meets the net, and move to approve 3A, and also 3B with exceptions. And move to approve item [waiver of development standards] 4. And that's my motion.

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

VOTE

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

TICK SEGERBLOM
That motion passes. As you learned, you don't negotiate with Commissioner Becker.

ALLEN RINGEL
She's tough, yeah.

31. PA-25-700032-BLUE RAIN PARTNERS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 14.19 acres. Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise. JJ/gc (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 3, 2025, PER THE APPLICANT).

32. ZC-25-0527-BLUE RAIN PARTNERS, LLC:

ZONE CHANGE to reclassify 14.19 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise (description on file). JJ/gc (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 3, 2025, PER THE APPLICANT).

33. VS-25-0528-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK & DAI ZHIPENG:

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and Tenaya Way and Montessouri Street; a portion of a right-of-way being Tenaya Way located between Blue Diamond Road and Meranto Avenue; a portion of right-of-way being Belcastro Street located between Blue Diamond Road and Meranto Avenue; and a portion of right-of-way being Montessouri Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/rr/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 3, 2025, PER THE APPLICANT).

34. WS-25-0529-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK:

    WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; 3) waive off-site improvements (streetlights); and 4) reduce curb returns.

    DESIGN REVIEW for a proposed single-family residential subdivision on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action)

    ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 3, 2025, PER THE APPLICANT).

35. TM-25-500130-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK

    TENTATIVE MAP consisting of 99 single-family residential lots and common lots on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) and an RS20 (Residential Single Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action)

    ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 3, 2025, PER THE APPLICANT).

36. PA-25-700033-ALL INVESTMENTS, LLC:

    HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 2.99 acres. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/gc (For possible action)

    ACTION: DELETED FROM THE AGENDA (HELD, NO DATE - PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON AN AGENDA).

37. ZC-25-0552-ALL INVESTMENTS, LLC:

    HOLDOVER ZONE CHANGE to reclassify 2.99 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise (description on file). JJ/gc (For possible action)

    ACTION: DELETED FROM THE AGENDA (HELD, NO DATE - PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON AN AGENDA).

38. VS-25-0553-ALL INVESTMENTS, LLC:

    HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Park Street (alignment) and Cabrera Cove Street (alignment), and Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rg/cv (For possible action)

    ACTION: DELETED FROM THE AGENDA (HELD, NO DATE - PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON AN AGENDA).

39. WS-25-0554-ALL INVESTMENTS, LLC:

    HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.

    DESIGN REVIEW for a proposed single-family residential development on 2.99 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/rg/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD, NO DATE - PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON AN AGENDA).

40. TM-25-500138-ALL INVESTMENTS, LLC:

HOLDOVER TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 2.99 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/rg/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD, NO DATE PER THE APPLICANT).

(Companion Items 41, 42, 43, 44, and 45)

41. PA-25-700038-CHURCH BAPTIST FIRST KOREAN:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.44 acres. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rk (For possible action)

ACTION: ADOPTED (RESOLUTION R-11-19-25-2; COMPANION ITEMS 42, 43, 44, AND 45).

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

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

SAMI REAL

Next are companion Items 41 through 45.

- Item 41, PA-25-700038. Holdover plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.44 acres. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley.
- Item 42, ZC-25-0590. Holdover zone changes for the following: reclassify 3.44 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and remove the Neighborhood Protection (RNP) Overlay. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley.
- Item 43, VS-25-0591. Holdover vacate and abandon easements of interest to Clark County located between Sahara Avenue and Eldora Avenue, and Duneville Street and Westwind Road; a portion of a right-of-way being Eldora Avenue located between Duneville Street and Westwind Road; and a portion of right-of-way being Westwind Road located between Sahara Avenue and Eldora Avenue within Spring Valley.
- Item 44, WS-25-0592. Holdover waivers of development standards for the following: increase retaining wall height; modify residential adjacency standards; and eliminate street landscaping. Design review for a proposed single-family residential subdivision on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley.
- Item 45, TM-25-500150. Holdover tentative map consisting of 27 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley.

TICK SEGERBLOM

Good morning.

MARK MULHALL
Good morning. Mark Mulhall, 1980 Festival Plaza Drive, here on behalf of the applicant, Taylor Morrison Homes. So, this project is approximately 3.44 acres located there west of Westwind Road, north of Eldora Ave (Avenue). And then just to orient you all, it's also west of Lindell Road and then south of Sahara Avenue. So, we are requesting a plan amendment to MN. We're proposing 27 lots. So that calculates out to density of approximately 7.85 dwelling units per acre, which is below the 8 that's set for MN. We're also requesting a zone change to RS3.3. Currently, the site is under the RNP Overlay. There's existing RS3.3 there to the west of us. This D.R. Horton project was approved back in 2019. It's similar density lot sizes. Then there's some condominiums there further to the west. There's also an RS3.3 project there further to the east. And then just to point out as well, there is RNP. There's RNP below Eldora Avenue. There's some RNP, three residences there to the west of us. This portion's undeveloped. There's three residences across from Westwind Ave. There's also an RNP to the north of us, so it looks like it's creating an island. But in actuality that is currently owned by the Ethiopian church here to the north. It's still operating as a residence. There's an architect living there. We've spoken to him about this project. He has the D.R. Horton homes that are similar there to the west, also abutting his property. He's comfortable with it. Because of the nature of the zoning in this area, the more intense commercial there to the north, we think that MN and RS3.3 is appropriate. We appreciate staff's recommendation of approval.

Moving into the project, as I mentioned, it is 27 lots. Access is there to the east off of Westwind [Road]. We worked with the neighbors throughout this project. We had two neighborhood meetings. The initial proposal was at 29 lots. We reduced by two lots. That lowered our density. Originally, we had CN designation that we were seeking because we were just above 8. When we reduced the two lots, we really added all that area kind of into the southern portion. So, we focused on kind of moving down the density so that these lots that are fronting towards the RNP and that are adjacent to RNP neighbors are larger lots. They front out, they have the circular driveways, so increased safety when residents are pulling in and out onto Eldora [Avenue]. Additionally, we increased this setback to 20 feet. There's an access driveway that's approximately 30 feet. So, there's at least 50 feet between any structures. Up here, they'd be backing up to the D.R. Horton. Our waivers also exist for that neighbor up there to the north, where the retaining wall and the increased fill is all up in this northeast portion. That's for drainage to kick it back down out here, so that we can push drainage there to the south and to the east to follow natural flows.

And then the one waiver that's not currently being recommended for approval is street landscaping along Eldora. And that's just unique because of the fact that these lots front onto Eldora. So, instead of putting it on the side where we have the detached sidewalk, it'd be in these folks' front yards. So, we actually are having landscaping there in the front yards, just not in the 5 feet next to the roadway. We kind of discussed potentially doing that, to get rid of this waiver, but ultimately we're keeping the landscaping as is. And putting landscaping there could potentially cause sight visibility issues for those neighbors pulling out. With that, I'm happy to answer any questions. Thank you.

TICK SEGERBLOM
This is a public hearing. Anyone wishing to speak?

BARBARA FOLEY
Good morning, ladies and gentlemen. My name is Barbara Foley. I live at 2961 Sean Darin Circle. I've been there for 18 years now with my husband. We're just blocks away from this little affordable housing tract that they're going to put in this little hole that I've heard all morning. I've been here all morning. I've learned a lot about affordable housing. This isn't one of them. Item 20, I'd just like to make very quick point before my prepared statement, which is very brief. Item 27, they're going to put 13 homes on 7.5 acres. They want to put 27 houses on 3.44 [acres]. This is not affordable housing. And the third quick item

I'd like to say is we've heard all morning about how the teachers need houses. There are 14,000 teachers in the Clark County. There are 60,000 culinary people. I am a Strip worker; my husband is a Strip worker. You didn't talk about us at all, so I just want to make those quick points. And I'm done with that.

I'm not going to waste your time or those that are still here by giving you numerous reasons as to why you should vote no on this rezoning issue. You all give us the illusion that if we are allowed to get up here and speak our mind, you might actually listen to us. We could actually make a difference. But you won't. Take for instance, the residents of Moapa. It was so convenient that when the moment the Planning Commission started to waiver on the developers, they magically compromised down to one half of the original request of houses, not from 20 to 10, not from 100 to 50, but from 5,000 to 2,500. Do you think the residents of Moapa Valley won? I don't think so.

Are the developers of this little place going to tell them about project hope [Campus for Hope] that is just a couple miles away, that is going to include a criminally insane housing area right next to the project hope. Are we going to talk about that and that transparency? Probably not, to those homeowners. But I know about it, and I know we've lost that. We are thinking of moving because of that. I'm absolutely open to be proven wrong, but I'm not delusional. Thanks for your time. I just wanted to get this on the record.

TICK SEGERBLOM
Thank you. Anyone else wishing to speak?

DARRON PERRY
Darron Perry, same address, 2961 Sean Darin. Looking at those maps, they're going to put 27 houses in the same space for three or four houses. If you look at all the area, it's half acre lots. And each time we get another variance asked, it's a little bit smaller than the last one, a little bit smaller than the last one. And we just keeping encroaching. Are we going to kind of fill in all the other empty lots that are in our area. Because it's already looking pretty bad over there. Really please guys, go over there and look at that. This thing is going to be a freaking wall of houses in the middle of our neighborhood, and it's not going to look good. Traffic is a bad problem. I just wish you'd really, really look at this and consider it. Please, please. Because somebody's making a lot of money at the expense of a lot of other people. All right, thank you.

TICK SEGERBLOM
Thank you. Anyone else? Seeing no one else, we'll close the public hearing and turn it over to Commissioner Jones.

JUSTIN JONES
Thank you, Mr. Chair. Mr. Mulhall, just to clarify on waiver of development standards number 3. I understand on trees, there's visibility issues, but I just wanted to clarify if the developer was open to putting in landscaping that was shrubs, et cetera. I think your client just nodded yes, but —

MARK MULHALL
Yes —

MOTION

JUSTIN JONES
Okay. All right. Then I would just request that waiver be modified so that it only included the trees and not shrubs. And also, not super relevant to this, but I just did want to correct the record with regards to the Campus for Hope, which is a ways away. That the Southern Nevada Adult Mental Health campus has

been there for decades now, and so there are people that have been, to use your term, criminally insane living on that property for decades. So, with that, I'll go ahead and move for approval of agenda Items 41 through 45.

TICK SEGERBLOM
There's a motion, cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

MARK MULHALL
Thank you.

42. ZC-25-0590-CHURCH BAPTIST FIRST KOREAN:
HOLDOVER ZONE CHANGES for the following: 1) reclassify 3.44 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley (description on file). JJ/rk (For possible action)

ACTION: APPROVED (COMPANION ITEMS 41, 43, 44, AND 45).

CONDITIONS OF APPROVAL -
Fire Prevention Bureau
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0213-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

43. VS-25-0591-CHURCH BAPTIST FIRST KOREAN:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Eldora Avenue, and Duneville Street and Westwind Road; a portion of a right-of-way being Eldora Avenue located between Duneville Street and Westwind Road; and a portion of right-of-way being Westwind Road located between Sahara Avenue and Eldora Avenue within Spring Valley (description on file). JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 41, 42, 44, AND 45).

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

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

44. WS-25-0592-CHURCH BAPTIST FIRST KOREAN:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) eliminate street landscaping.

DESIGN REVIEW for a proposed single-family residential subdivision on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 41, 42, 43, AND 45).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Waiver of Development Standards #3 approved for the elimination of street trees only (shrubs are required);
- No 3 story homes;
- No parking permitted on Eldora Avenue;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0213-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

45. TM-25-500150-CHURCH BAPTIST FIRST KOREAN:

HOLDOVER TENTATIVE MAP consisting of 27 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action)

ACTION: APPROVED (COMPANION ITEMS 41, 42, 43, AND 44).

CONDITIONS OF APPROVAL –

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and email sewerlocation@cleanwaterteam.com and reference POC Tracking #0213-2025 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

46. ZC-25-0615-SLOAN 20, LLC:

HOLDOVER ZONE CHANGE to reclassify a portion of 17.31 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone. Generally located northwest of Interstate 15 and approximately 3,620 feet southwest of Sloan Road within the South County planning area (description on file). JJ/rk (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 3, 2025, PER THE APPLICANT).

47. WS-25-0616-SLOAN 20, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) alternative pedestrian walkway design; 3) reduce throat depth; 4) waive full off-site improvements; and 5) waive street dedication.

DESIGN REVIEW for a proposed office/warehouse and outdoor storage development on 17.31 acres in an IL (Industrial Light) Zone. Generally located west of Interstate 15 and south of Sloan Road within the South County planning area. JJ/hw/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 3, 2025, PER THE APPLICANT).

48. ZC-25-0684-EMA HOLDINGS, LLC SERIES C:

ZONE CHANGE to reclassify 3.04 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone. Generally located north of Las Vegas Boulevard North and east of Puebla Street within Sunrise Manor (description on file). MK/gc (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 3, 2025, PER THE APPLICANT).

49. UC-25-0685-EMA HOLDINGS, LLC SERIES C:

USE PERMITS for the following: 1) truck parking; and 2) outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) modify buffering and screening; 3) allow a non-decorative fence; 4) modify residential adjacency standards; and 5) waive full off-site improvements.

DESIGN REVIEW for truck parking and an outdoor storage facility on 5.75 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Las Vegas Boulevard North and east of Puebla Street within Sunrise Manor. MK/rg/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 3, 2025, PER THE APPLICANT).

50. ZC-25-0698-SLOAN 20, LLC:

ZONE CHANGE to reclassify 3.44 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone. Generally located east of Arville Street (alignment) and south of Sloan Road (alignment) within the South County planning area (description on file). JJ/gc (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 3, 2025, PER THE APPLICANT).

51. WS-25-0699-SLOAN 20, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening; 2) reduce driveway throat depth; and 3) waive full off-site improvements.

DESIGN REVIEW for a proposed office/warehouse complex on 3.44 acres in an IL (Industrial Light) Zone. Generally located west of Interstate 15 and east of Arville Street within the South County planning area. JJ/rg/cv (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 3, 2025, PER THE APPLICANT).

SEC. 6. APPEAL

52. WS-25-0557-TAXPAYER & TAXPAYER:

HOLDOVER APPEAL WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Darby Avenue and west of Rolling Acres Circle within Spring Valley. JJ/tpd/cv (For possible action)

ACTION: HELD TO DECEMBER 17, 2025, PER THE BOARD OF COUNTY COMMISSIONERS.

SAMI REAL
Next is Item 52, WS-25-0557. Holdover appeal waiver of development standards to increase wall height in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Darby Avenue and west of Rolling Acres Circle within Spring Valley.

MEGHAN SPARKS
This one or this one? Which one?

TICK SEGERBLOM
Either one you want.

MEGHAN SPARKS
Okay.

TICK SEGERBLOM
Good morning.

MEGHAN SPARKS
All right. Good morning. My name is Meghan Sparks. I live at 3236 Cliff Sealer Court, Las Vegas 89117. And my husband and I are here today to appeal this decision because in the last hearing it was granted without the proper due diligence or fair consideration of the materials or oppositions that had been submitted. Before I share very detailed photos as well as timestamps related to the length of time it took them to supposedly complete the fence, to help substantiate the appeal. I do want to highlight a few key areas and points about the process and what occurred leading up to this decision and appeal.

The first area is the procedural issues and lack of due diligence. Originally, we had a meeting that was scheduled on the 16. When we got here that day it was moved, and that's fine, but we went on public record to state our opposition in hopes that the October 7 hearing would consider that. We were not able

to make the October 7 hearing because of work commitments. But in that hearing, there were three critical elements, in our opinion, that were never reviewed. One was the written opposition from us with photos. Our public comments from September 16, that included the materials to support our opposition. And the staff recommendation stating refusal was suggested due to the negative visual impact on our property was never mentioned.

Additionally, during that hearing, one of the Commissioners from the Planning Commission, nobody here, had stated that she had spoken with the applicants. And while we don't fault her for disclosing that, we did try to reach out to Commissioners and didn't have the same transparency or the same visibility. We weren't able to have a conversation with anybody. So, I want to make sure that that's called out as well. There were things that were misrepresented, and I want to just call out a few of them. One of them was that they claimed that we never attempted to communicate about the wall. And that is not true. On Sunday, September 23 of 2023, I personally approached the female neighbor when she started installing the wood planks on top of the cinder block. I said hi, and asked her what she was doing. And she went down her ladder, and I did not know at the time why they were building it, and it could have been that she didn't come back up because I had the dogs outside. And I understand that now. But I did make a genuine attempt to contact or to speak with her.

Shortly after, I did file a code enforcement complaint, three times. The first two were closed with no explanation. When I came into this building to understand why those were getting closed, it said they couldn't reach both sides of the property. They reopened it and then fast-forward the neighbors had to submit an application, because when they built the fence, they didn't have approval to do it, and they were in violation from code enforcement.

On April 7, 2024, we spent a tremendous amount of money and tried to shield the hideous wood fence in the back with trees that, unfortunately, because of the heat records of that summer didn't make it. But the female neighbor ended up screaming at the landscapers and eventually us from her yard. When conversation was not calm and she wouldn't de-escalate it, we went inside, and she took a ladder and screamed into our home for both me and my husband to come outside. And at that point we called Metro. And that's documented in the opposition that was sent that was not considered in the October 7 hearing. So, to be clear, the statement of no communication with that neighbor is completely false and there was record of that. In that interaction, when we said something to her about the wall, she told us that they were both attorneys and it was going to go nowhere. So, I also want to make sure that there's fair consideration because we are normal taxpayers. We don't have roles within the city or within the county, but we are taxpaying citizens. We know we don't live in an HOA community, but we rely on all of you to help us defend ourselves when it comes to things like that.

The last thing that I mentioned that I think is important to call out is, our home was on the market, and our realtor couldn't be here this morning, but he was okay with putting his name on record, which is Darren Bryan. We can reach out to him at any time. And he said that he was going to actually write an opposition. We had people question why the wall was there and if it could be fixed, because the appearance is really bad. There's exposed bolts that are different sizes on our side. The wood is warping.

And if it's okay now, I'd like to share some pictures. So, the first picture here. Is this one on? The first picture here, and let's look at it this way. This is our home. This is actually from one of the Zillow listings or pictures that you can find on Zillow or the MLS (Multiple Listing Services). This is our home. This is the backyard. This is an area where we have some chairs to hang out. Then we have our pool area. In their application, they said that it had to do with privacy issues but notice that they only put the fence that they build on top of the cinder block, the wood fence, not even halfway. There's more than halfway of an

exposed wall. So, the privacy argument doesn't really make sense. Because if you look in the middle and you look at the pool, the pool actually sits higher than where that grass is. So, I again am not opposed to having something raised up, and we've offered to pay or to split the cost with doing it the right way with cinder block. And that's my hope that we can get out of this today.

But just to be clear, this is the wood fence. Now, if we look at this a little bit closer. They don't even see that wood fence clearly from their backyard. Again, this is our home. This is the fence that doesn't go across the whole thing. And again, from a privacy perspective, the pool is raised higher. So, it's still very exposed. Again, I would like to have a wall. Let's make it very uniform with the rest of the wall and build it up the proper way. But it doesn't even cover half of the property line wall.

Now I'm going to give you a little tour into our home into what we see, and what buyers see when they come in. I should state that when we bought this in 2020, we invested a tremendous amount of money into updating our home. So, this is the main entry. You see right there, one of the first things that you can see out of our window is the wood fence, only for a portion of that wall. Dining rooms where we're going to host Thanksgiving. You can see the wall. You can also see that it just randomly stops completion there. From our kitchen, you can see the wall. This is the one that's really crooked and lifting. And I'll show closer pictures of that shortly. But we can't escape it. It's everywhere that we look in our home. Here's a closer up from the kitchen table, so that you can see it. This is from our master bedroom, which when they were building it, let me tell you how awkward that was because we never knew when they were going to be there. And we have two small children, and these people were building a wood fence on top of the cinder block wall without our approval, and they could see into our home. But this is from our master bedroom. You could see this one is warped, it's drooping down. But that's what I see every day when I wake up. This is from our back patio.

But let's get closer to the wood. You have exposed nails and broken wood. The wall is not very high to begin with. There's kids, there's balls that are flying around, there's dogs, there's accidents that can happen. That is not safe. That's number one. Then, not the best craftsmanship here, but this part's lifting. You can see in this picture that there's uneven bolts and it's actually crooked. There's an area that's starting to fall down and it's crooked. It's hard to tell from this picture. I have another one that you can look at here. But it's not actually straight along the back side of the wall. This is a beautiful picture. This shows bolts and nails that are all different sizes. The wood is starting to break here. And here's another picture just to show that it's not even even. Now on their side, which is covered by trees, it's probably perfectly flat because they covered it on their side to see it. But on our side, it's very exposed, it's falling apart, and it's some of the worst work I've ever seen somebody do.

About the timeline. For what it's worth, they said it took them four months. Here's a picture on August 11, 2023, and I'm happy to pass around my phone. One thing that I do with small children, with anybody that has kids, is they take a lot of pictures of their kids. And my kids spend a lot of time in the backyard. August 11, if you look in that back corner, there's not even a start to the wall. Covered my daughter up here with Black Widow for privacy, but this is on October 7, and I can show the time stamp on my phone. They started the wall. This was also on October 7. It was framed out but not finished on that side. October 26, it looks pretty close to done. And this, I'll even go out to Thanksgiving. This was two days before Thanksgiving in 2023. We were taking pictures of my daughter and the Barbies, and the fence in the back was completed. So, while I appreciate that it did take them work in time, four months is a stretch of the truth.

So, in summary, I really just want to make sure that all materials are considered that we submitted. I, again, don't oppose that we come to an agreement to make the wall higher. I agree from a privacy perspective, because we sit higher, it is awkward. We both have pets, people have pets. There's another

dog in the corner of one of the other homes. I'm willing to do whatever, but I can't have that in my backyard that we see every day, especially if we look at the value of our home and we try to sell it. It prevented us from potential sales. So, I will pause there.

TICK SEGERBLOM
All right —

MEGHAN SPARKS
And thank you.

TICK SEGERBLOM
I think we have the other side now.

ROBERT WARHOLA
The other side now?

TICK SEGERBLOM
Yes. So, if you could just sit down or stand aside.

MEGHAN SPARKS
Oh, okay. I'm sorry.

DAVID BROWN
Good morning I think still. David Brown, 520 South Fourth Street on behalf of, I guess, the applicant, not the appellant. A couple things just to start. The reason the wall was built or extended wasn't for privacy. The main reason was for safety. What had happened is, the appellant has a dog. Their house is at a higher grade, so it's about 2 feet lower, the wall, on their side. The wall was built by the applicant's predecessor. And the neighbor's dog would continuously jump up on that wall, and it would perch his head over the wall. And the applicant has multiple rescue dogs. One of the reasons they picked that neighborhood is no HOA, big yard for their dogs. And one night they let their dog out to go to the restroom. And when the dog went out — And of course when the other dogs jump over the wall, they have German shepherds. The dog's trying to protect them, goes over to that corner. And that's the reason the wall is on that corner. So, the dog goes out, goes over, they're able to get the dog back. A few hours later in the middle of the night, the dog's spitting up blood. Next thing they take the dog to the vet (veterinarian). It turns out the dog's intestines had turned and the dog died that evening. That was the catalyst for the wall.

They went ahead and tried to do something minimalist that fits the rest of the neighborhood. In a minute I'll show you pictures from several other houses in the neighborhood, who did the same thing because, again, in this neighborhood they're not track homes. Basically, everyone built at their own pace. And so, there's several other houses that have this same problem where the wall on one side is much shorter. As you can see in this picture, the house to the northwest, those neighbors built their own wall, so they'd have privacy. And that is indicative right there. They went ahead and did do the wall. I'm not going to dispute if it took three months or four months. I will say the applicant is here, his wife couldn't be here today. She's working. But strongly disputes there was never a verbal confrontation with them. There was never any interaction that was negative to that effect. And they were out there several times while they're building the extension to this wall.

I'm going to show you now a few other pictures in the neighborhood, just so you can get a feel that several other neighbors did something similar here. This is one of a few. So, as you can see, several other neighbors addressed the issue the same way. They recognized they didn't do it the right way when they

put it up. They didn't know at the time because they'd seen several other of these in the neighborhood. When they were notified about this, approximately two years later, they immediately filed an application, a waiver application. They presented this in front of both the TAB and the Planning Commission. Both recommended approval of this waiver. We'd ask you to do the same thing.

We recognize that the neighbors are not thrilled with their part of the aesthetic. They would be happy to work with them to try to help on their side. I would submit that the easiest remedy is the neighbors are free to build their own wall. Many other people in the neighborhood did do that because they wanted to have more of the privacy. But really the main issue that the applicant did this, was for safety. They'd already lost one dog. They've got two other, three other rescue dogs living in the backyard now, and they didn't want to have a similar issue. And I'm happy to answer any questions, if you have them.

TICK SEGERBLOM
All right. Rob, what's the procedure here?

ROBERT WARHOLA
Well, can we just go through the formality of open up the public hearing?

TICK SEGERBLOM
It's a public hearing. All right. It's a public hearing. Anyone here wishing to speak?

MEGHAN SPARKS
(inaudible)

TICK SEGERBLOM
I think you can as soon as we're — Just saying it's a public hearing.

MEGHAN SPARKS
Just want to call that every one —

TICK SEGERBLOM
I'm sorry. Just wait one second. Just seeing if there's anyone here from the public who wants to speak? Seeing no one, we'll close the public hearing. And then, I guess is she allowed to come back up, I assume? Yeah. So, you can came back.

MEGHAN SPARKS
Okay. I was just going to say, not one of those photos is from somebody's backyard. Those are all from the street view. So that's not impacting how somebody is looking into the backyard of their home. What other people do isn't my problem. And I'm very apologetic for the dog, but at the end of the day, they didn't say anything to us. And they built it unilaterally. I'm fine to build whatever they want, but we need that removed. We can't — It's horrific. So, I just want to make sure that it's known that those pictures are not from somebody's backyard. Most of those pictures look like they were from main streets.

ANDREW SPARKS
And I guess I would also ask that —

JUSTIN JONES
Can you just state your name for the record?

ANDREW SPARKS
Andrew Sparks, 3236 Cliff Sealer. I would also ask that those pictures that were just submitted, provided. Were those approved? And if not, then I would ask that code enforcement also addresses those pictures and those addresses of people that didn't follow the code that everyone should be abiding by. When it comes to our property in Clark County because that also sets a precedent, right? Where, well, if somebody did it, it's okay for other people to do it. And I just don't think —That's why we have rules in place, laws, right? Things to follow and abide by. That's all we're asking. We completely agree that it should be higher. It's literally an additional — and I understand build another wall. Sure. So, instead of doing the cost conscious of adding two rows of cinder blocks on top of the current wall, we're going to build an entire new wall on our side of the property. That doesn't seem very —

JUSTIN JONES
Please don't speak over each other.

ANDREW SPARKS
I think that's a little unreasonable. That's all.

MEGHAN SPARKS
And is the ask for us to build cinder block next to the wood? We still have the issue of the wood being exposed. That's ridiculous. And they know that.

ANDREW SPARKS
That's all we have. Thank you for the time. Thank you.

JUSTIN JONES
Thank you.

TICK SEGERBLOM
All right. Commissioner Jones.

MOTION

JUSTIN JONES
Thank you, Mr. Chair. I did not have a chance to meet with the appellants before today, so this is the first time I've seen the photos or heard from you. You know, we don't want people willy-nilly building their own fences. And quite frankly, attorneys ought to know what the rules are. So, here's what I'm going to say. I'm going to hold this for 30 days and ask that the neighbors try and sit down with one another and talk through things. I think I only saw photos of the wall from your side, and I had not seen them from the other side. And it is kind of trashy from the other side. So, I'm going to ask you guys to sit down together and try and work things out. Whether it's a wood fence or a cinder block fence or something that is workable. You guys got to be neighbors for a long time, so why not figure it out now, for your animals, for yourselves. And hope that you guys can come up with something that is workable for both sides.

The idea of just go build your own wall, that's what creates a lot of these problems in the first place. It's we end up with redundant walls, with spaces between walls, with rats in between redundant walls. And that's not really the ideal solution. The solution is for neighbors to actually work with one another and try and come up with something that will work for everyone. And if doesn't, then fine, we'll come back and we'll make a ruling. My request is to hold this or my motion is to hold this for 30 days, and I'd ask you guys to sit down and figure it out. Because that's what you should do.

TICK SEGERBLOM
Sami, when would that be?

SAMI REAL
And Commissioners, that date would be December 17.

JUSTIN JONES
Okay. Great. That's my motion —

TICK SEGERBLOM
That does that work for everybody? All right. There's a motion, cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

SEC. 7. INTRODUCTION OF ORDINANCES

53. ORD-25-900689: Introduce an ordinance to consider adoption of a Development Agreement with Roohani Family Trust & Roohani Khusrow TRS for a single-family residential development on 2.5 acres, generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 3, 2025, AT 9 A.M. (BILL 11-19-25-1).

SAMI REAL
Next are ordinances for introduction. Ordinances 53 through 56.

- Item 53, ORD-25-900689 is to Introduce an ordinance to consider adoption of a Development Agreement with Roohani Family Trust & Roohani Khusrow TRS for a single-family residential development on 2.5 acres.
- Item 54, ORD-25-900765 is to consider an ordinance for an adoption of a Development Agreement with Roohani Family Trust & Roohani Khusrow TRS for a single-family residential development on 2.5 acres.
- Item 55, ORD-25-900837 is an ordinance to consider adoption of a Development Agreement with Silver Creek II LLC for a retail building on 1.12 acres.
- Item 56, ORD-25-900939 is an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 19, 2022, and September 3, 2025.

Commissioners, we ask that you set the public hearing for December 3, 2025.

TICK SEGERBLOM
All right. I introduce the ordinances and set the public hearing for December 3, 2025.

54. ORD-25-900765: Introduce an ordinance to consider adoption of a Development Agreement with Roohani Family Trust & Roohani Khusrow TRS for a single-family residential development on 2.5 acres, generally located west of Bermuda Road and south of Frias Avenue within Enterprise. MN/dw (For possible action)

    ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 3, 2025, AT 9 A.M. (BILL 11-19-25-2).

55. ORD-25-900837: Introduce an ordinance to consider adoption of a Development Agreement with Silver Creek II LLC for a retail building on 1.12 acres, generally located south of Warm Springs Road and west of Tenaya Way within Enterprise. MN/dw (For possible action)

    ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 3, 2025, AT 9 A.M. (BILL 11-19-25-3).

56. ORD-25-900939: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 19, 2022 and September 3, 2025. (For possible action)

    ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 3, 2025, AT 9 A.M. (BILL 11-19-25-4).

PUBLIC COMMENTS

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

TICK SEGERBLOM
All right. This is the Rojas hour.

AL ROJAS
Yeah. You guys are going to want to hear this. Okay. My name is Al Rojas. I live in Sunrise Manor, and I'll try to be quick and to the point. The first thing I do is I want to apologize to Commissioner Justin Jones. We're kind of, you know — It was such a good project and I should have been more neutral on it. I think it's something that would fit in our area, in Sunrise Manor. There's a few other issues. As you know, we have a big homeless problem. Affordability is an issue. A lot of the homeless problems are due because of the fact that, we have absentee owners that are out of state. We have a lot of empty lots. And we have a lot of investors that are driving up prices, and you know that the medium income here in Clark County just does not fit well with the price of homes. And we have to address that. I also want to thank my Commissioner Kirkpatrick for what she has done on Cheyenne [Avenue] and Nellis [Boulevard]. I do recommend that all the other Commissioners go look what the work that she's done there. And most of the RVs (Recreational Vehicle) are gone. She put road barriers there. And that place is really turning around. I also want to thank Commissioner Tick Segerblom for working with us and getting rid of some of these encampments and talking to Metro. And we've got rid of most of them.

So now, this is what I wanted to say, down the road we should be working on is that we've got most of the major ones out. There are some people that are still encamping, and we've trespassed them out of one area. Then they go to a place where there's a vacant owner. We get a hold of them, we trespass them out. We may have to modify the ordinance. I think the ordinance in Las Vegas states that if you're a repeat offender or repeatedly being trespassed, that you can be arrested and/or go to treatment. And I think that's something that the ordinance, I have to look at it closer, but I think it might have to be modified.

Our Neighborhood Watch program is working really, really well. The National Sheriffs Association has recommended an application that people in the community can have better access to Metro. People in our Neighborhood Watch program are asking that we send video to Metro, so that it has more prosecutable evidence. Pictures are not enough. So, it's something that I asked the Commissioners maybe to talk to Kevin McMahill, our Sheriff. I sent him the message on that. He liked it. And we definitely want to use technology to take care of our areas. Sunrise Manor is looking really good. I drove down Nellis and Bonanza. We have La Bonita in Knolls. And I think crime — I think things are looking a lot better. We're getting a lot of positive feedback on social media. And I think we're moving forward and I want to thank our Commissioners for what they're doing for us. Thank you.

TICK SEGERBLOM
Thank you. Anyone else wishing to speak? Seeing no one, we'll close the public hearing and adjourn for November.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 11:46 a.m., the meeting was adjourned.

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

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

ONLINE MEETING LINK

APPROVED: /s/ Tick Segerblom
TICK SEGERBLOM, CHAIR

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